

DEPARTMENT OF PROFESSIONAL AND FINANCIAL REGULATION

MAINE REAL ESTATE COMMISSION

In Re:

Joshua K. Black)
Harborview Properties Inc) **CONSENT AGREEMENT**
226 Gray Road)
Falmouth, Maine)

INTRODUCTION

This Consent Agreement regarding the brokerage activity of Joshua K. Black is entered into pursuant to 32 M.R.S.A. § 13069(6)(B) (1988). The parties to this Consent Agreement are Joshua K. Black (“Black”) and Carol J. Leighton, Director of the Maine Real Estate Commission (“Director”).

FACTS

Black is an associate broker licensed with Harborview Properties Inc doing business at 226 Gray Road in Falmouth, Maine.

Black was originally licensed as a sales agent on April 13, 2005. Black’s sales agent license term expired on April 12, 2008.

On April 18, 2008 Black submitted to the Commission an application for an associate broker license. As part of the application, Black disclosed that he had been convicted of “Operating Under the Influence (Class D Crime)” on March 16, 2006. Black did not notify the Commission of the March 16, 2006 criminal conviction within 10 days of the conviction.

AGREEMENT

Whereas, the parties wish to conclude this matter without a hearing before the Commission, they hereby agree to the following terms, subject to the approval of the Commission and the Department of the Attorney General.

1. Black acknowledges all the facts set forth above as true to the best of his knowledge and belief.
2. Black acknowledges that he failed to notify the Commission of his March 2006 criminal conviction within 10 days of the conviction which constitutes a violation of 10 M.R.S.A. § 8003(5-A)(A)(4) and 32 M.R.S.A. § 13195.

3. Black agrees to pay to the Commission a fine in the amount of \$200.00 on or before August 6, 2008. Payment shall be in the form of a bank check or money order payable to the Treasurer of the State of Maine.

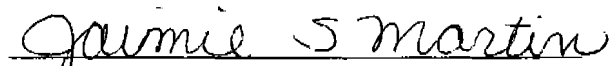
4. The Director and the Commission agree that no further agency or legal action will be initiated against Black by the Commission based upon the facts described herein, except that in the event that Black does not fully comply with the terms of this Agreement, the Director or the Commission shall initiate whatever action is deemed necessary. However, the Director or the Commission may consider the misconduct described above as evidence of a pattern of conduct in the event that similar misconduct allegations are brought against Black in the future. Additionally, the Director or the Commission may consider the fact that discipline was imposed by this Agreement as a factor in determining appropriate discipline should any further misconduct allegations be proven against Black in the future.

Dated: 5/6/08



JOSHUA K. BLACK

Dated: 5/6/08



WITNESS

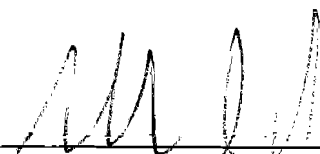
Dated: 5/8/08



CAROL J. LEIGHTON
Director, Maine Real Estate Commission

APPROVED

Dated: 5/22/08



ROBERT C. PERKINS
Assistant Attorney General
Commission Counsel for the
Office of the Attorney General



JEFFREY S. MITCHELL
Chairman
Maine Real Estate Commission