**BEFORE THE MARYLAND REAL ESTATE COMMISSION**

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| MARYLAND REAL ESTATE COMMISSION | * | |
| | * | CASE NO. 2018-RE-480 |
| V. | * | |
| KETI LYNCH<br>SHORELINE PROPERTIES<br>6808 COASTAL HIGHWAY<br>OCEAN CITY, MARYLAND 21842<br>LIC. REG. NO. 03-580035<br>RESPONDENT | *<br>*<br>* | |

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## CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Emily Dopp ("Complainant"). Based on the complaint and the response thereto received from Respondent Real Estate Associate Broker Keti Lynch, license registration number 03-580035, a Commission Panel determined it appropriate to bring administrative charges against the Respondent. Before the Commission issued a Statement of Charges and Order for Hearing against the Respondent, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement, which provides for the imposition of disciplinary measures which are fair and equitable under these circumstances and are consistent with the best interests of the people of the State of Maryland, to resolve the complaint. The Commission and the Respondent agree and stipulate as follows:

1. At all times relevant to the matters set forth in this Consent Order and Settlement Agreement, the Commission has had jurisdiction over the subject matter and the Respondent.

2. The Respondent is licensed as a real estate associate broker, license registration number 03-580035, and is currently affiliated with real estate broker Shoreline Properties.

3. On March 5, 2017, the Complainant, known then as Emily Shelton, signed a contract purchase for a property known as 3453 Allen Road, Eden, Maryland 21622 which was accepted by the seller. The Respondent is listed as the buyer's agent on the contract.

4. On March 1, 2017, the sellers of the contract for Allen Road signed an Agency Disclosure form acknowledging the Respondent as the buyer's agent. No buyer broker agreement was entered into between the Complainant and Shoreline Properties.

5. The first contract was terminated and the Complainant entered into another contract for a property known as 32668 Old Ocean City Road in Parsonsburg, MD 21849. The Respondent was again listed as the buyer's agent on the contract.

6. There is an Agency Disclosure form signed by the Complainant acknowledging the Respondent as the Seller's Agent. There is no date on this form but is assumed it refers to the Ocean City Road Property.

7. The Respondent admits that by her acts and omissions described above she violated Business Occupations and Professions Article, Annotated Code of Maryland ("BOP") §17-322(b)(32) and 17-534(a)(1), which provide:

**§17-322. Denials, reprimands, suspensions, revocations, and penalties-- Grounds.**

(b) *Grounds.*—Subject to the hearing provisions of §17-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee, or suspend or revoke a license if the applicant or licensee:

* * *

(32) Violates any other provision of this title;

* * *

**17-534. Brokerage Agreement**

(a) Except as provided in § 17-533 of this subtitle, a brokerage relationship commences at the time that a client enters into a brokerage agreement and shall continue until:

(1) the completion of performance in accordance with the brokerage agreement;

* * *

12. The Respondent consents to the entry of an Order by the Commission that she has violated BOP §§17-322(b) (32), 17-534(a)(1)

13. The Respondent agrees she is required to abide by the Maryland Real Estate Broker's Act, Md. Code Ann., Bus. Occ. & Prof. Art., §17-101 et. seq. and the Commission's regulations in all real estate transactions.

14. The Respondent agrees to accept a reprimand on her license. Respondent understands that this will permanently be applied to the licensing records of the Commission.

15. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to the issuance of a Statement of Charges and Order for Hearing by the Commission, an administrative hearing on the charges before the Commission or the Office of Administrative Hearings ("OAH"), the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the OAH, any and all further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement.

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16. The Respondent enters into this Consent Order and Settlement Agreement voluntarily, knowingly, and willingly, after having the opportunity to consult with private counsel of her own choosing at her own expense.

17. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 2018-RE-480.

**BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS ____ DAY OF _____, 2018 BY THE MARYLAND REAL ESTATE COMMISSION:**

**ORDERED** that the Respondent's has violated BOP §§17-322(b) (32) and 17-534(a)(1); and it is further,

**ORDERED** that the Respondent accept a reprimand be applied to her license and it is further,

**ORDERED** that the Commission's records and publications shall reflect the terms of this Consent Order and Settlement Agreement.

MARYLAND REAL ESTATE COMMISSION:

By: SIGNATURE ON FILE
Michael L. Kasnic, Executive Director

**AGREED:**

SIGNATURE ON FILE
Keti Lynch
Respondent

9/14/2018
Date

SIGNATURE ON FILE

SIGNATURE ON FILE