

BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND REAL ESTATE  
COMMISSION

\*

\*

V.

\*

THURMAN BATTLE  
EXIT ADVANCE REALTY  
8500 Westphalia Road  
Upper Marlboro, Maryland 20774

\*

Case No: 488-RE-2011

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\* \* \* \* \*

CONSENT ORDER

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Aprile Robinson ("Complainant"). Based on the complaint and an investigation, the Commission determined that administrative charges against the Respondent, real estate broker, Thurman Battle, affiliated with Exit Advance Realty., license registration number, 01-5652 ("Respondent"), are appropriate and that an administrative hearing on those charges should be held.

To resolve this matter without a formal hearing, the Commission and the respondent have agreed to enter into this Consent Order to provide for the imposition of disciplinary measures which are fair and equitable in these circumstances and which are consistent with the best interest of the people of the State of Maryland. The Commission and the Respondent agree and stipulate as follows:

1. At all times relevant to the matters set forth in this Consent Order, the Commission has had jurisdiction over the subject matter and the Respondent.
2. The Respondent was, at the time of the event at issue, affiliated with Exit Advance Realty, as a broker, license registration number 01-5652.
3. The Complainant alleges the listing agent affiliated with the Respondent's brokerage failed to see that all agreements and financial obligations were placed in written form and copies of all agreements were placed in the hands of all parties to this transaction.
4. It is further alleged the Respondent failed to exercise reasonable and adequate supervision over the activities of his salesperson in this transaction.

5. The Respondent admits that by his failure to exercise reasonable and adequate supervision in this transaction he has violated COMAR 09.11.05.02 (A) which provides:

**Title 09 Department of labor, Licensing and Regulation  
Subtitle 11 Real Estate Commission  
Chapter 05 Supervision  
.02 Requirement of Supervision**

(A) A broker shall exercise reasonable and adequate supervision over the activities of the broker's associate brokers and salespersons.

6. The Respondent consents to the entry of an Order that his conduct, as described in this Consent Order, violates COMAR 09.11.05.02 (A) and he consents to the imposition of a Reprimand against his real estate broker license registration number 01-5652.
7. By entering into this Consent Order, the Respondent, expressly waives the right to an administrative hearing on the charges, the making of Findings of Fact and Conclusions of Law, any and all further proceedings before the Commission to which the Respondent may be entitled in this matter and any rights to appeal from the Commission's Order.
8. The Commission accepts this Consent Order as the full and final resolution of Complaint No. 488-RE-2011.

**BASED ON THESE STIPULATIONS, IT IS THIS 26<sup>th</sup> DAY OF September, 2011 BY THE MARYLAND REAL ESTATE COMMISSION.**

**ORDERED** that the Respondent violated COMAR 09.11.05.02 (A) by failing to provide exercise reasonable and adequate supervision over the activities of the broker's associate brokers and salespersons; and it is further

**ORDERED** that the Respondent have a Reprimand placed against his real estate broker's license registration number 01-5652, and it is further

**ORDERED** that the Commission's records and publications reflect the violation and the penalty imposed on the Respondent.

**MARYLAND REAL ESTATE COMMISSION:**

By: SIGNATURE ON FILE

**AGREED:**

09-08-11  
Date

SIGNATURE ON FILE  
Thurman Battle , Respondent