

MARYLAND REAL ESTATE  
COMMISSION

V.

DAVID SHERBOW

Respondent  
License No: 639393

\* BEFROE THE MARYLAND  
\* REAL ESTATE COMMISSION  
\*  
\* COMPLAINT NO: 2016-RE-584

\* \* \* \* \*

### SETTLEMENT AGREEMENT AND CONSENT ORDER

This Matter comes before the Maryland Real Estate Commission (Commission) based on a complaint filed by Danielle Blankenship against David Sherbow (Respondent). Based on the complaint, the Commission determined that administrative charges were appropriate and that a hearing on the charges should be held. Prior to the matter being scheduled for hearing, the Commission and Respondent agreed to consent to the entry of this Order as final resolution of Complaint No. 16-RE-584.

IT IS STIPULATED BY THE PARTIES THAT:

1. The Respondent is currently licensed as an Associate Broker associated with Re/Max Sails.
2. The charges in this matter arise from the Respondent's actions with regard to a property known as 3323 Mueller Street in Baltimore, Maryland.
3. The Respondent was the buyer's agent in a contract for the purchase of the home.
4. After the contract had been ratified, the buyers entered the property by using the lockbox code given to them by the respondent on a previous occasion. The buyers stored a table and chairs in the vacant property without any authorization.
5. The contract settled however, the lock box codes should not be given to unlicensed individuals.
6. The Respondent enters this Consent Order freely, knowingly, voluntarily, and after having had the opportunity to seek the advice of counsel.
7. By entering into this Consent Order, the Respondent expressly waives the right to any hearing or further proceeding to which he may be entitled in this matter and any rights to appeal from this Consent Order.

8. The Respondent agrees to abide by the Maryland Real Estate Brokers Act, Maryland Annotated Code, Business Occupations and Professions Article, Sections 17-101 *et. seq.*, and regulations of the Commission in future real estate transactions.

BASED ON THESE STIPULATIONS, IT IS, THIS 12<sup>th</sup> day of December, 2016, BY THE MARYLAND REAL ESTATE COMMISSION,

ORDERED that the Respondent has violated section 17-522(b)(25) of the Business Occupations and Professions Article, Maryland Annotated Code. Respondent also violated 09.11.02.01C and 09.11.02.02A of the Code of Maryland Regulations. 17-532(c)(i)(vi)

ORDERED that the Respondent pay a fine of \$1,000.00 in connection with the violation within sixty (60) days of the date of this Consent Order and

ORDERED that in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, the Commission will immediately suspend all real estate licenses held by the Respondent, without a hearing on the suspension. The suspension will continue until such time as the Respondent evidences compliance with the terms of this Consent Order and it is further

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

**SIGNATURE ON FILE**

DAVID SHERBOW

**SIGNATURE ON FILE**

KATHERINE F. CONNELLY  
MARYLAND REAL ESTATE COMMISSION