

BEFORE THE IOWA REAL ESTATE COMMISSION
200 EAST GRAND, SUITE 350
DES MOINES, IOWA 50309

IN RE:)	
)	CASE NUMBER: 22-173
Lissette Lopez)	
Salesperson (S69244000))	VOLUNTARY SURRENDER
INACTIVE)	OF SALESPERSON LICENSE
)	THROUGH CONSENT ORDER
1315 Seneca Avenue)	
Des Moines, IA 50313)	
)	
RESPONDENT)	

The Iowa Real Estate Commission (Commission) and **Lissette Lopez** (Respondent) enter into this Voluntary Surrender of Salesperson License through Consent Order (Order) pursuant to Iowa Code sections 17A.10(1) and 272C.3(4).

1. The Commission issued the Respondent's real estate salesperson license number S69244000 on March 5, 2021. The Respondent's license is current and in full force until December 31, 2023. From March 5, 2021-June 10, 2022, the Respondent was a licensed real estate salesperson assigned to Keller Williams Realty Greater Des Moines, a licensed real estate firm, license number F05542000, located in West Des Moines, Iowa. From June 14, 2022-January 20, 2023, the Respondent was licensed real estate salesperson assigned to MCN Holdings, Inc., a licensed real estate firm, license number F0608000, located in Pleasant Hill, Iowa. The Respondent's license was placed on inactive status on January 20, 2023.

2. The Commission has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543B. Licenses issued by the Commission are subject to the laws of the State of Iowa and the administrative rules of the Commission.

STATEMENT OF CHARGES

Count I

3. The Respondent is charged with engaging in a practice harmful or detrimental to the public by conduct which demonstrates bad faith, or improper, fraudulent or dishonest dealings and/or being unworthy to act as a real estate salesperson in such manner as to safeguard the

interests of the public in violation of Iowa Code sections 543B.29(1)(d), 543B.34(1)(h), 543B.56(1)(a), and/or 543B.56(1)(b) by signing real estate documents on behalf of a buyer involved in a real estate transaction without the authorization or consent of the parties. See 193E Iowa Administrative Code sections 12.4(1)(b), 12.4(1)(c), 18.14(5)(j), 18.14(5)(s).

CIRCUMSTANCES

4. The Respondent acted as an appointed buyer's agent for buyers in multiple transactions from February of 2022 to June of 2022 for residential properties located in Ankeny, Iowa, Des Moines, Iowa and Perry, Iowa.

5. Between February of 2022 and June of 2022, the Respondent signed through an online document management platform multiple real estate documents on behalf of buyers she represented in the above-referenced transactions, including Purchase Agreements, Bills of Sale, Seller Disclosures, and varying other addendums. The buyers did not authorize or otherwise consent to a third-party signing said documents on their behalf.

6. By either affixing an unauthorized signature to documents in a real estate transaction, or failing to adequately secure transaction documents so as to prevent the unauthorized execution of the transaction, the Respondent failed to diligently exercise reasonable skill and care in providing brokerage services to all parties to a transaction and/or engaged in improper, fraudulent or dishonest dealings.

SETTLEMENT AGREEMENT

7. Without admission of wrongdoing or guilt, the Respondent does not contest the violations alleged in the above-stated statement of charges.

8. The Respondent acknowledges that she has a right to a hearing before the Commission on the merits of the charges. By freely and voluntarily entering into this Order, the Respondent waives her right to a hearing and all attendant rights, including the right to seek judicial review. This Order constitutes the final agency order in this contested case pursuant to Iowa Code section 17A.10 and 193 Iowa Administrative Code 7.

9. The Respondent agrees that the State's attorney and/or Commission staff may present this Order to the Commission and may have ex parte communications with the Commission while presenting it. The Respondent waives any right of notice of this meeting or any right that

the Respondent might have to participate in the discussion of this Order among the Commission, the Commission staff and the State's attorney.

10. This Order shall be part of the permanent record of the Respondent and shall be considered by the Commission in determining the nature and severity of any future disciplinary action to be imposed in the event of any future violations of the laws and rules governing the practice of real estate by the Respondent.

11. The Respondent shall at all future times fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate. Failure to comply with the terms of this Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(1)(d), 543B.34(1) and 272C.3(2)(a) and shall be grounds for further disciplinary action. However, no action may be taken against the Respondent for violations of this Order without a hearing, or waiver of hearing.

12. This Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members.

(a) In the event that this Order is rejected by the Commission it shall be of no force or effect to either party and it shall not be admissible for any purpose in further proceedings in this matter.

(b) If the Commission approves this Order, it shall fully dispose of all issues in this case.

13. Upon acceptance by both the Commission and Respondent, this Order shall be a public record available for inspection and copying in its entirety in accordance with the requirements of Iowa Code chapter 22.

CONSENT ORDER

IT IS THEREFORE ORDERED:

1. **VOLUNTARY SURRENDER**: The Respondent voluntarily agrees to surrender her Iowa Real Estate Salesperson License (S69244000) to the Iowa Real Estate Commission as sanction for the above-admitted violation. The effective date of the license surrender shall be the date this Order is accepted by the Commission.

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2. LICENSEE REAPPLICATION: Reinstatement of the Respondent's Iowa Real Estate license shall be governed by Iowa Code sections 272C.15, 543B.15 and 193E Iowa Administrative Code rule 18.15. The Respondent specifically acknowledges that pursuant to 193E Iowa Administrative Code rule 18.15(2), the Respondent shall not be eligible to seek reinstatement of her real estate salesperson license for a minimum of two years from the date her license surrender is effective; that pursuant to 193E Iowa Administrative Code rule 18.15(4)(c); and, that pursuant to 193E Iowa Administrative Code rule 18.15(3), the Respondent must qualify as a salesperson starting over as if never licensed.

WHEREFORE, the terms of this Voluntary Surrender of Salesperson License through Consent Order is agreed to by the Iowa Real Estate Commission and the Respondent.

FOR THE RESPONDENT:

Voluntarily agreed to and accepted by Lissette Lopez on this 24 day of April, 2023.

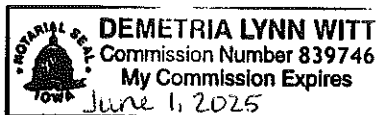
Lissette Lopez
By: **LISSETTE LOPEZ**, Respondent

State of Iowa)

County of Polk)

Signed and sworn to before me on this 24th day of April, 2023, by:

Demetria Lynn Witt
Notary Public, State of Iowa
Printed Name: Demetria Witt
My Commission Expires: June 1, 2025



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FOR THE COMMISSION:

Voluntarily agreed to and accepted by the **IOWA REAL ESTATE COMMISSION** on this
4th day of May, 2023.



JAMES M.H. CLINGMAN, Chair
Iowa Real Estate Commission