

BEFORE THE IOWA REAL ESTATE COMMISSION
OF THE STATE OF IOWA

IN THE MATTER OF:)	
)	
Dodd R. Bader)	CASE NO. 92-007
)	
License Number B00099)	STIPULATION AND
)	CONSENT ORDER
)	
)	

The Iowa Real Estate Commission and Dodd R. Bader (Respondent) each hereby agrees with the other and stipulate as follows:

1. It is agreed that the Respondent has a right to a hearing on the allegations specified in the Statement of Charges in this case, however, the parties agree that these allegations shall be resolved without proceeding to hearing.
2. It is agreed that Respondent has the right to be represented by an attorney at his own expense, but has chosen to represent himself in this matter.
3. The Respondent currently holds a license to practice real estate (B00099) which was placed on inactive status by Respondent in August of 1991.
4. The Iowa Real Estate Commission has jurisdiction over the parties and subject matter jurisdiction of each allegation in the Statement of Charges.
5. A Statement of Charges was filed against the Respondent on January 28, 1993.

6. Respondent admits each and every allegation in the Statement of Charges.

7. If this Stipulation and Consent Order is approved by the Commission it will be filed and upon filing it will become a public record.

8. This Stipulation and Consent Order shall be made a part of the record of the Respondent and may be considered by the Commission in determining the nature and severity of any disciplinary action to be imposed on the Respondent for any future violations of the laws and rules governing the practice of real estate.

9. Failure to comply with the terms of this Stipulation and Consent Order shall be prima facie evidence of a violation of Iowa Code sections 543C.2(3) and 543C.34(2) (1993).

10. This Stipulation and Consent order shall be presented to the Commission by the prosecuting attorney and/or Commission staff. Respondent waives any right of notice and any right which the Respondent might have to participate in the discussion of this Stipulation and Consent Order and the investigative materials obtained to date among Commission members, the Commission staff and the prosecuting attorney.

11. This Stipulation and Consent Order is not binding on the Iowa Real Estate Commission until it has been formally approved by a majority of the Commission members. In the event that this Stipulation and Consent Order is

rejected by the Commission it shall be of no force or effect to either party.

12. This Stipulation and Consent Order shall become effective on the date it is accepted by the Commission.

THEREFORE, IT IS HEREBY ORDERED that Respondent's license is SUSPENDED from the date that this order is accepted by the Commission through December 31, 1993. In setting the length of this suspension, the Commission has taken into consideration the fact that after his incarceration, Respondent placed his license on inactive status and that he has not attempted to practice the real estate profession since August of 1991.

IT IS FURTHER ORDERED that Respondent shall pay a reinstatement fee to the Commission in the amount of five hundred dollars (\$500.00) prior to December 1, 1993. The reinstatement fee shall be delivered to the Executive Secretary of the Iowa Real Estate Commission, Roger Hansen, at the Commission's offices at 1918 S.E. Hulsizer, Ankeny, Iowa 50020.

IT IS FURTHER ORDERED that at all future times Respondent shall fully and promptly comply with all pertinent orders of the Commission and all statutes and Commission rules regulating the practice of real estate.


The Respondent waives his right to hearing on these allegations and voluntarily enters into this Stipulation and Consent Order on this 9th day of July, 1993.


Respondent

Subscribed and Sworn to before me on this 9th day of July, 1993.

Barbara K. Freed
Notary Public

This Stipulation and Consent Order is accepted by the Iowa Real Estate Commission on the 15th day of July, 1993.


Chairperson of the Iowa Real Estate Commission

BEFORE THE IOWA REAL ESTATE COMMISSION
1918 SE HULSIZER
ANKENY, IOWA

IN RE:)	CASE NUMBER: 92-007
DODD R. BADER (B00099))	
Broker)	
)	STATEMENT OF CHARGES
)	
1320 Sierra Dr. NE, Apt 12)	
Cedar Rapids, IA 52402)	
)	

The Iowa Real Estate Commission has jurisdiction of this matter pursuant to Iowa Code Chapters 17A, 117, and 258A (1991).

Licenses issued by the Commission are subject to the laws of the state of Iowa and to the administrative rules of the Commission.

Dodd R. Bader is, and was at all times during the following events, a licensed real estate broker. His license number is B00099. Dodd R. Bader is currently an inactive status broker.

COUNT I

The Respondent plead guilty in Iowa District Court for Black Hawk County on February 5, 1990, to thirty-three (33) counts of Securities Fraud, seventeen (17) counts of Theft 2nd Degree, and fourteen (14) counts of Theft 1st Degree, and was sentenced April 23, 1990, to be confined for a term of not to exceed concurrent sentences of 10 years, 5 years and 5 years, in violation of Iowa Code sections 117.29(5), 117.34(8), and 117.34(11), (1989).

CIRCUMSTANCES OF THE COMPLAINT

1. The Respondent was an active sole proprietor from January 1, 1986 through March 27, 1989; March 30, 1989 through April 26, 1989; May 18, 1989 through August 6, 1990; and August 29, 1990 through August 15, 1991.
2. The Respondent was the President and owner of various companies including American Financial Dimensions, Inc. and Financial Dimensions, Inc., Waterloo, Iowa from 1984 to 1988.
3. The Respondent sold securities to hundreds of investors, most of whom were Iowa residents and the money was to be sent to San Diego, California, to invest in an accounts receivable financing venture operating under the name of Centre City Funding, Inc. which filed for bankruptcy, September, 1988.

You are notified that Chapter 193E, chapter 4 of the Iowa Administrative Code contains rules which govern the conduct of the hearing and rules applicable to the settlement of this complaint without a hearing.

You are notified that Sherie Barnett, Assistant Attorney General, 2015 Grand Avenue, Des Moines, Iowa 50312, (515) 281-7851 will prosecute this case on behalf of the Commission.

Within ten days of receipt of this notice YOU MUST RETURN THE ATTACHED FORM, acknowledging receipt of this notice to the Commission. Should you need to request a postponement of the hearing or a different date you may do so by contacting Roger Hansen, Executive Secretary, Iowa Real Estate Commission, 515/281-3183.

Dated this 28th day of JANUARY, 1993.


Roger L. Hansen, Executive Secretary
Iowa Real Estate Commission

cc: L. Don Snow, Attorney
3722 Cedar Heights Drive, Box 607
Cedar Falls, Iowa 50613-0607

Sherie Barnett, Assistant Attorney General