

**BEFORE THE IOWA REAL ESTATE COMMISSION
1920 SE HULSIZER
ANKENY, IOWA**

In Re:)	Case No. 09-179
)	
Jo Baumann)	
233 Sheldon Avenue)	CEASE AND DESIST ORDER
Ames, Iowa 50014)	BY AGREEMENT
)	
Respondent)	

The Iowa Real Estate Commission (Commission) and **Jo Baumann** (Respondent), enter into this Cease and Desist Order by Agreement, pursuant to Iowa Code 543B.34 (2009) and 193E Iowa Administrative Code section 21.9.

1. The Respondent does not possess a license issued pursuant to Iowa Code chapter 543B and is therefore not authorized to practice real estate in the State of Iowa.

2. Iowa Code section 543B.3 provides that a real estate broker includes anyone who “[l]ists, offers, attempts, or agrees to list real estate for sale, exchange, purchase, rent, or lease” and/or “[a]ssists or directs in the procuring of prospects, intended to result in the sale, exchange, purchase, rental, or leasing of real estate.” Unless expressly exempted, any person who provides real estate brokerage services in the State of Iowa must be licensed by the Commission. See Iowa Code §§ 543B.1, 543B.7 (2009).

3. The Commission received a complaint in August, 2009, alleging that the Respondent was unlicensed and acting as a property manager for the property located at 3324 Tripp Street, Ames, Iowa. The Commission’s investigation revealed that while the Respondent does not refer to herself as a real estate licensee, she was found, by her own admission, to be actively soliciting responses from potential clients to contact her about available properties.

4. The Commission is authorized by statute to commence legal proceedings to secure compliance with Iowa code section 543B.1. See Iowa Code §§ 543B.34, 543B.44, 543B.49.

5. The Commission has not previously found the Respondent to have acted in violation of Iowa Code section 543B.1. The Respondent acknowledges that she is prohibited from practicing real estate in the State of Iowa without a license issued pursuant to Iowa Code chapter 543B unless otherwise exempted by law. See Iowa Code § 543B.7 (2009) (acts excluded from provisions). The Respondent agrees that she will not in the future practice real estate in the State of Iowa without a license in violation of violate Iowa Code chapter 543B.

6. In view of the Respondent’s lack of previous violations of law and her assurance of


future compliance with chapter 543B's licensure requirements, the Commission finds that informal resolution of this matter is appropriate.

7. The Respondent acknowledges and agrees that the Commission has jurisdiction over those actions by unlicensed persons that fall within the prohibitions described in Iowa Code section 543B.34. The Respondent further is cautioned that in the event of any future violations of Iowa Code chapter 543B, the Commission has the authority to seek an injunction in district court and/or to initiate a process to impose civil penalties against the Respondent pursuant to Iowa Code sections 543B.34, 543B.44 and 543B.49. Additionally, a violation of Iowa Code section 543B.34 is a simple misdemeanor, pursuant to Iowa Code section 543B.43.

IT IS THEREFORE ORDERED that as of the date this Cease and Desist Agreement is accepted by the Commission, the Respondent shall cease and desist from any future violation of Iowa Code chapter 543B.

FOR THE RESPONDENT:

The Cease and Desist Agreement is voluntarily entered into by **Jo Baumann** on this 6 day of November, 2009.



JO BAUMANN, Respondent

State of Iowa
County of Story

Signed and sworn before me on this 6 day of November, 2009, by






Notary Public, State of Iowa
Printed Name: Melissa M Ridondo
My commission expires: September 09, 2011

FOR THE COMMISSION:

This Cease and Desist Agreement is accepted by the Iowa Real Estate Commission on this 19 day of November, 2009.



LAURIE DAWLEY, Chair