



07-094  
Clark, Charles A.

**CIRCUMSTANCES**

- 4. On February 24, 2006, the Respondent wrote a listing agreement for residential property located in Des Moines, Iowa.
- 5. On June 22, 2006, the Respondent accepted and presented a purchase agreement on behalf of a buyer for this property, prior to having obtained a written seller property disclosure.
- 6. Additionally, the Respondent failed to assure the buyer in this transaction had signed the lead based paint hazard disclosure prior to closing.

**SETTLEMENT AGREEMENT**

- 7. To facilitate informal resolution of this matter, Respondent, without admission of wrongdoing or guilt, does not contest the allegations in the above-stated Statement of Charges.
- 8. Respondent acknowledges that he has a right to a contested case hearing before the Commission on the merits of the above-stated charges. By freely and voluntarily entering into this Order, the Respondent waives his right to a hearing and all attendant rights, including the right to seek judicial review. This Order constitutes discipline against the Respondent, and is the final agency order in this contested case pursuant to Iowa Code section 17A.10 and 193 Iowa Administrative Code 7.4.
- 9. 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. 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 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. Failure to comply with the terms of this Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(3), 543B.34(2) and 272C.3(2)(a) (2007) 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.

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Clark, Charles A.

(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 Combined Statement of Charges, Informal Settlement and Consent Order shall be a public record available for inspection and copying in its entirety in accordance with the requirements of Iowa Code chapter 22 (2007).

### CONSENT ORDER

#### **IT IS THEREFORE ORDERED:**

14. REPRIMAND. Pursuant to 193E Iowa Administrative Code section 18.14(1)(j), the Respondent is reprimanded.

15. CIVIL PENALTY. The Respondent shall pay to the Commission a civil penalty in the amount of \$1,000.00 as a condition precedent to:

(a) The Respondent's reactivation of his inactive Iowa real estate salesperson license.

(b) The Respondent's reinstatement of his Iowa real estate salesperson license in the event of its expiration.

The Commission shall not reactivate or reinstate the Respondent's real estate salesperson license before and until it has received payment in full of the required civil penalty from the Respondent. Payment of the civil penalty shall not excuse the Respondent from demonstrating compliance with all other applicable statutory and regulatory requirements or otherwise qualifying for reactivation or reinstatement of his real estate salesperson license.

16. EDUCATION. Pursuant to 193E Iowa Administrative Code Section 18.14 (1)(f), the Respondent shall attend the Commission approved eight (8) hour course "Contract Law and Contract Writing" These hours shall be in addition to any real estate continuing education required for license renewal. The original certificate of attendance must be submitted to the Iowa Real Estate Commission within twelve (12) months of the signing of this Order by the Commission and must come under a cover letter addressed to the Commission's Executive Officer and refer to case 07-094.

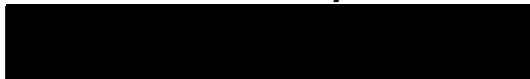
17. FUTURE COMPLIANCE. The Respondent shall at all future times fully and promptly comply with all pertinent Orders of the Commission and the statutes and Commission rules regulating the practice of real estate.

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**WHEREFORE**, the terms of this Combined Statement of Charges, Informal Settlement Agreement, and Consent Order are agreed to and accepted by the Iowa Real Estate Commission and the Respondent.

**FOR THE RESPONDENT:**

Voluntarily agreed to and accepted by Charles A. Clark on this 8 day of Oct, 2008.

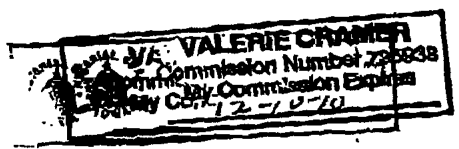


**CHARLES A. CLARK**, Respondent

State of Iowa )

County of Polk )

Signed and sworn to before me on this 8 day of Oct, 2008, by



Notary Public, State of Iowa  
Printed Name: Valerie Cramer  
My Commission Expires: 12-10-10

**FOR THE COMMISSION:**

Voluntarily agreed to and accepted by the IOWA REAL ESTATE COMMISSION on this 10 day of October, 2008.



**JAMES E. HUGHES**, Chair  
Iowa Real Estate Commission