

BEFORE THE IOWA REAL ESTATE COMMISSION
OF THE STATE OF IOWA

IN RE:)	CASE NUMBER: 93-144
BRADFORD JOHN HOUSER (S31376))	
Salesperson)	STIPULATION AND
ERA Watts Realty)	CONSENT ORDER
1700 S. 1st. Street)	
Iowa City, Iowa 52240-6036)	

On this 18th day of AUGUST, 1994, the Iowa Real Estate Commission and BRADFORD JOHN HOUSER each hereby agree with the other and stipulate as follows:

1. The allegations specified in the Statement of Charges in this case shall be resolved without proceeding to hearing as the parties have agreed to the following Stipulation and Consent Order;

2. The Respondent was issued a salesperson license to practice real estate on the 14th day of December, 1990, as evidenced by license number S31376 which is in full force and effect through December 31, 1995.

3. The Iowa Real Estate Commission has jurisdiction over the parties and subject matter jurisdiction of each allegation in the Statement of Charges.

4. A Statement of Charges will be filed against Respondent together with this Stipulation and Consent Order.

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

6. If this Stipulation and Consent Order is approved by the Commission it will be filed, along with the Statement of Charges, and upon filing both documents will become public records.

7. 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.

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8. Failure to comply with the terms of this Stipulation and Consent Order shall be prima facie evidence of a violation of Iowa Code sections 543B.29(3) and 543B.34(2) (1993).

9. This Stipulation and Consent Order shall be presented to the Commission in closed session by the prosecuting attorney and/or Commission staff. Respondent waives any right of notice of this meeting or any right which the Respondent might have to participate in the discussion of this Stipulation and Consent Order among the Commission, the Commission staff and the prosecuting attorney.

10. 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.

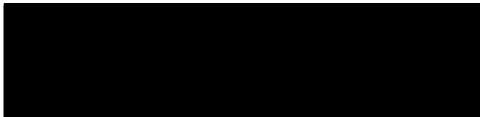
THEREFORE, IT IS HEREBY ORDERED AND AGREED that the Respondent is REPRIMANDED.

IT IS FURTHER ORDERED that the Respondent shall pay a civil penalty in the amount of \$250.00 to the Commission within thirty (30) days of acceptance of this Stipulation and Consent Order by the Commission.

IT IS FURTHER ORDERED that at all future times Respondent shall 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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This Stipulation and Consent Order is voluntarily entered into by the Respondent on this 27 day of May, 1994.



Bradford John Houser, Respondent

State of Iowa)

County of Jackson)

Signed and sworn before me on this 27 day of May, 1994, by Brad Houser.



Notary Public, State of Iowa

Printed Name: Gay Watts

My Commission Expires: 11/95

This Stipulation and Consent Order is accepted by the Iowa Real Estate Commission on the 18 day of AUGUST, 1994.



Chairperson
Iowa Real Estate Commission

cc: Sherie Barnett, Assistant Attorney General

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

IN RE:)	CASE NUMBER: 93-144
)	
BRADFORD JOHN HOUSER (S31376))	
Salesperson)	STATEMENT OF CHARGES
)	
ERA Watts Realty)	
1700 S. 1st. Avenue)	
Iowa City IA 52240-6036)	

The Iowa Real Estate Commission has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 543B, and 272C (1993).

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

Bradford John Houser was at all times during the following events a licensed real estate salesperson. His license number is S31376. Bradford John Houser is currently licensed with ERA Watts Realty, Iowa City, Iowa.

COUNT I

The Respondent is charged with engaging in a practice harmful or detrimental to the public by engaging in the practice of real estate while his license was on file with the commission office on inactive status, in violation of Iowa Code section 543B.1, 543B.5, and 543B.29(3) (1993) and Iowa Administrative Code Chapter 193E, section 4.40(1).

CIRCUMSTANCES OF THE COMPLAINT

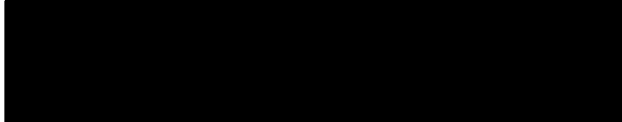
1. On July 15, 1993, Respondent ended his business relationship with Ambrose and Associates, Gerald Ambrose, broker, Iowa City, Iowa, and his salesperson license and cover letter were mailed to the commission office.
2. July 16, 1993, Respondent wrote an offer to Marvin and Lisa Walsh for their property located at 3065 140th. Street, Riverside, Iowa, with Martha Milani, buyer. The offer was accepted by the sellers the same day. Respondent listed himself as the selling agent with ERA Watts.

3. On July 15, 1993, Gary Watts, Broker for ERA Watts Realty, mailed a written request to the Commission office to have Respondent's license assigned to the firm.
3. Commission office records indicate that on July 19, 1993, Respondent's license was placed on inactive status.
4. Commission office records indicate that on July 22, 1993, Respondent's salesperson license was issued to ERA Watts Realty.
5. Respondent knew his license had been sent to the commission office and that Gary Watts had requested that his license be issued assigned to ERA Watts Realty.
6. Respondent knew he was prohibited from engaging in the practice of real estate with an inactive license.

FINDING OF PROBABLE CAUSE

On March 9, 1994 the Iowa Real Estate Commission found probable cause to file this Statement of Charges and to order that a hearing be set in this case.

Executed this 18th day of AUGUST, 1994,
1994.


Roger L. Hansen,
Executive Secretary
Iowa Real Estate Commission

cc: Sherie Barnett, Assistant Attorney General

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