

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

IN RE:)	
)	
JOHN L. JEFFERIES)	CASE NUMBER: 00-072
Salesperson (S31542))	
)	STIPULATION
INVESTORS REALTY, INC)	AND
1431 GRAND AVENUE)	ORDER
DES MOINES, IA 50309)	

On this 28th day of SEPTEMBER, 2000, the Iowa Real Estate Commission and JOHN L. JEFFERIES, 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 has a right to a hearing on the charges, but waives the right to hearing and all attendant rights, including the right to appeal, by freely and voluntarily agreeing to this Order. Once entered, this Order shall have the force and effect of a disciplinary order entered following a contested case hearing.

3. The Respondent was issued a real estate salesperson license on February 5, 1991, as evidenced by license number B02806, which expired December 31, 1999 and was reinstated on April 26, 2000. The license is now in full force and effect through December 31, 2002.

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

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

6. The 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, along with the Statement of Charges, and upon filing both documents will become public records.

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 543B.29(3), 543B.34(2) and 272C.3(2)(a) (1999).

10. 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.

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.

THEREFORE IT IS ORDERED 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 AND AGREED 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.

FOR THE RESPONDENT:

This Stipulation and Consent Order is voluntarily entered into by JOHN L. JEFFERIES on this 19 day of September, 2000.

[Redacted Signature]

JOHN L. JEFFERIES, Respondent

State of Iowa

County of Polk

Signed and sworn to before me on this 19th day of September, 2000, by

[Redacted Signature]

Notary Public, State of Iowa

Printed Name: Sherry L. Stuart

My Commission Expires: 10-10-03

FOR THE COMMISSION:

This Stipulation and Consent Order is accepted by the Iowa Real Estate Commission on this 28 day of September, 2000.

[Redacted Signature]

Evelyn M. Rank, Chair
Iowa Real Estate Commission

cc: Pam Griebel, Assistant Attorney General

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1918 SE HULSIZER
ANKENY, IOWA

IN RE:)	
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)	CASE NUMBER: 00-072
JOHN L. JEFFERIES)	
Salesperson (S31542))	- STATEMENT OF
)	CHARGES
INVESTORS REALTY, INC)	
1431 GRAND AVENUE)	
DES MOINES, IA 50309)	
)	

The Iowa Real Estate Commission has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 543B, and 272C (1999).

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

JOHN L. JEFFERIES was at all material times, prior to and after, the following events, a licensed salesperson with Investors Realty a licensed real estate firm (F02579) in Des Moines, Iowa. His license, number S31542, while lapsed between December 31, 1999 and April 26, 2000, currently is in full force and effect through 12-31-2002.

COUNT I

Respondent is charged with engaging in a practice harmful or detrimental to the public by representing himself to be a licensed real estate salesperson and engaging in acts that require a real estate license after expiration of his license, in violation of Iowa Code sections 543B.1, 543B.28, 543B.29(3) (practice harmful or detrimental to the public), and 543B.34(8) (1999) and 193E IAC section 4.54(19).

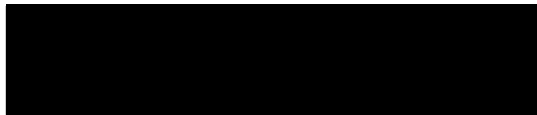
CIRCUMSTANCES OF THE COMPLAINT

1. On December 31, 1999, Respondent's real estate salesperson license expired.
2. Respondent continued to advertise and engage in practices that require a real estate license on behalf of Investors Realty, Inc. He was involved in several transactions and received commissions.
3. On or about April 19, 2000, the broker for Investors Realty, Inc. was notified that the Respondent had failed to renew his license.
4. The Respondent completed the three hour mandatory "Ethics" course and renewed his license on April 26, 2000.

FINDING OF PROBABLE CAUSE

On August 16, 2000 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 25th day of SEPTEMBER, 2000.



Roger L. Hansen, Executive Secretary
Iowa Real Estate Commission