

**BEFORE THE IOWA REAL ESTATE COMMISSION  
1920 S.E. HULSIZER  
ANKENY, IOWA**

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<b>IN RE:</b>	)	
	)	<b>CASE NUMBER: 06-119</b>
<b>Jeffrey Jones</b>	)	
<b>Salesperson (S40436)</b>	)	
	)	<b>COMBINED STATEMENT OF</b>
<b>Ruhl &amp; Ruhl Real Estate</b>	)	<b>CHARGES, INFORMAL</b>
<b>5403 Victoria Ave, Ste. 100</b>	)	<b>SETTLEMENT AGREEMENT,</b>
<b>Davenport, IA. 52807</b>	)	<b>AND CONSENT ORDER IN A</b>
	)	<b>DISCIPLINARY CASE</b>
<b>Respondent.</b>	)	

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The Iowa Real Estate Commission (Commission) and **Jeffrey Jones** (Respondent) enter into this Combined Statement of Charges, Informal Settlement Agreement, and Consent Order in a Disciplinary Case (Order) pursuant to Iowa Code Sections 17A.10(1) and 272C.3(4) (2005).

1. The Commission issued the Respondent real estate salesperson license number S40436 on August 13, 2001. Respondent's license is current and in full force and effect through December 31, 2008. At all times relevant to this matter, the Respondent was a licensed real estate salesperson, assigned to Ruhl & Ruhl Real Estate, a licensed real estate firm, license number F04473.

2. The Commission has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543B (2005). Licenses issued by the Commission are subject to the laws of the State of Iowa and to the administrative rules of the Commission.

**STATEMENT OF CHARGES**

COUNT I

3. The Respondent is charged with engaging in practice that is harmful or detrimental to the public in violation of Iowa Code sections 543B.29 and 543B.34 (2005) by:

- (a) Failing to timely comply with the Commission's request for verification of continuing education hours certified as completed for Iowa real estate salesperson license renewal. See Iowa Code §§ 272C.2(1) & (2), 543B.34(10); 193E Iowa Admin. Code §§ 18.2(7), 18.14(5)(i) & (s), 16.5.
- (b) Practicing real estate without satisfying the required continuing education for the 2005 license renewal period. See Iowa Code §§ 272C.2; 193E Iowa Admin. Code §§ 4.4(1), 4.5(2)(c), 16.4, 18.2(5) and 18.14(5)(s).

#### CIRCUMSTANCES

4. In March of 2006, the Respondent was sent a random audit letter requesting proof of his continuing education hours for the 2005 license renewal period.

5. Respondent did not respond to the request so a second notice was sent to the Respondent's broker on June 5, 2006.

6. In a response subsequently received from the Respondent, he included continuing education hours that had been previously used to renew his license from inactive to active status on December 23, 2005. The Respondent did not provide the Commission with verification of any additional continuing education hours taken prior to the January 1, 2006 renewal of his real estate sales person license.

7. Pursuant to 193E Iowa Administrative Code section 16.5(3), the Respondent's real estate salesperson license was placed inactive status on August 17, 2006.

8. The Respondent shortly thereafter provided the Commission with verification of sufficient continuing education hours taken after the January 1, 2006 renewal of his real estate sales person license to reactivate his license.

#### SETTLEMENT AGREEMENT

9. Respondent admits each and every allegation in the above-stated Statement of Charges.

10. Respondent acknowledges that he has a right to receive notice of the above-stated charges and to request a hearing before the Commission on the merits of the charges. By freely and voluntarily entering into this Order, the Respondent waives his right to notice and 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.

11. 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.

12. 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.

13. 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) (2005) 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.

14. 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.

(b) If the Commission approves this Order, it shall fully dispose of all issues in this case.

15. 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 (2005).

### CONSENT ORDER

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

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

17. CIVIL PENALTY. The Respondent shall pay a civil penalty to the Commission in the amount of \$250 no later than 30 calendar days after acceptance of this Order by the Commission. The civil penalty must come under a cover letter addressed to the Commission's Executive Officer and refer to case 06-119.

18. CONTINUING EDUCATION. The hours submitted by the Respondent dated December 22, 2005, March 27, 2006, and August 8, 2006, were used by the Respondent for reactivation of his license on August 21, 2006, and therefore cannot be used for any future license renewal.

19. 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.

**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 **Jeffrey Jones** on this 20<sup>th</sup> day of October, 2006.

**JEFFREY JONES**, Respondent

State of Iowa )

County of Scott )

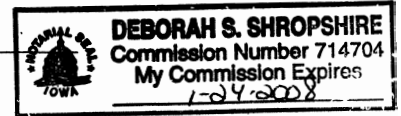
Signed and sworn to before me on this 20<sup>th</sup> day of October, 2006, by

[Redacted Signature]

Notary Public, State of Iowa

Printed Name: Deborah S. Shropshire

My Commission Expires: 1-24-2008



**FOR THE COMMISSION:**

Voluntarily agreed to and accepted by the **IOWA REAL ESTATE COMMISSION** on this 2 day of November, 2006.

[Redacted Signature]

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