

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

IN RE:)	
)	
STEPHANIE S. THOMAS)	CASE NUMBERS 05-131 & 05-153
Broker (B37337))	
)	STIPULATION
Associates Realty, LLC (F04864))	AND
1225 Jordan Creek Pkwy)	ORDER
West Des Moines, IA 50266)	

On this 14th day of DECEMBER, 2005, the Iowa Real Estate Commission and **STEPHANIE S. THOMAS**, 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 broker officer license on February 13, 2002, which is in full force and effect through December 31, 2007.

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. Respondent does not admit to the allegations in the Statement of Charges, but agrees to resolve the charges by entering into this Consent Order.

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) (2005).

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 \$ 1000 within thirty (30) days of acceptance of this stipulation by the Commission and come under a cover letter addressed to the Commission's Executive Officer and refer to cases 05-131 and 05-153.

IT IS FURTHER ORDERED that the Respondent shall personally attend the Commission approved eight (8) hour education courses "Real Estate Office Organization" and "Real Estate Office Administration." These hours shall be in addition to any real estate continuing education required by law for license renewal. The original certificates of attendance must be submitted to the Iowa Real Estate Commission within twelve (12) months of the signing of this agreement by the Commission and must come under a cover letter addressed to the Commission's Executive Officer and refer to cases 05-131 and 05-153.

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 **STEPHANIE S. THOMAS**
on this 5 day of December, 2005.



STEPHANIE S. THOMAS, Respondent

State of Iowa)

County of Polk)

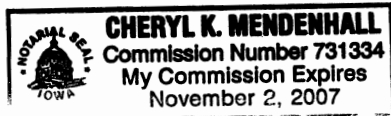
Signed and sworn to before me on this 5th day of December, 2005, by



Notary Public, State of Iowa

Printed Name: Cheryl K. Mendenhall

My Commission Expires: November 2, 2007



FOR THE COMMISSION:

This Stipulation and Consent Order is accepted by the Iowa Real Estate Commission
on this 14th day of DECEMBER, 2005.



James E. Hughes, Chair
Iowa Real Estate Commission

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

IN RE:)	
)	
STEPHANIE S. THOMAS)	CASE NUMBERS:
Broker (B37337))	05-131 & 05-153
)	STATEMENT
Associates Realty, LLC (F04864))	OF
dba Century 21 Associates Realty)	CHARGES
1225 Jordan Creek Pkwy)	
West Des Moines, IA 50266)	

The Iowa Real Estate Commission has jurisdiction of this matter pursuant to Iowa Code chapters 17A, 543B, and 272C (2005).

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

STEPHANIE S. THOMAS was at all material times, during the following events, a licensed broker officer and designated broker in charge of Associate Realty, LLC, in West Des Moines, Iowa. Her license, number B37337 was issued February 13, 2002 and is in full force and effect through 12-31-2007.

COUNT I

The Respondent, as broker officer and designated broker in charge, is charged with engaging in a practice which is harmful or detrimental to the public, in that she failed to review all advertising and she failed to exercise reasonable care to provide adequate supervision and guidance to a salesperson acting as representative of the Respondent; in violation of Iowa Code sections 543B.29(3)(Practice harmful or detrimental to the public) and 543B.34(1) (2005) and 193E IAC - 7.11 (1) & (2), 10.1(1), 10.1(3), & 10.1(4), 18.14(5)(h), 18.14(5)(m) & 18.14(5)(s).

05-131 & 05-153
Stephanie Thomas


CIRCUMSTANCES OF THE COMPLAINT

1. The Respondent is the broker officer and designated broker in charge of Associates Realty, LLC, a licensed real estate brokerage and as such, she is responsible for the supervision of the salesperson respondent in connecting complaint case number 05-152 who is licensed with Associates Realty, LLC.
2. The salesperson respondent in case 05-152 prepared and submitted advertisements on behalf of Associates Realty to the area shopper that contained the name and picture of a person not licensed and he established a website to conduct real estate business without identifying the broker or firm as required.
3. Respondent failed to review all advertising prepared on behalf of the firm and she failed to exercise reasonable care to provide adequate supervision of a salesperson affiliated with the firm. The salesperson proceeded to violate several real estate license law and rules by his actions.
4. Upon becoming aware of the problems after the fact, the Respondent did take appropriate actions to correct the problems.

FINDING OF PROBABLE CAUSE

On November 3, 2005 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 14th day of DECEMBER, 2005.


Roger L. Hansen, Executive Officer
Iowa Real Estate Commission