

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

IN RE:)	
)	CASE NUMBER: 09-156
Steven W. Simmons)	
Salesperson (S44268))	
)	COMBINED STATEMENT OF
REO, LLC.)	CHARGES, INFORMAL
201 South Ankeny Blvd.)	SETTLEMENT AGREEMENT,
Ankeny, Iowa 50021)	AND CONSENT ORDER IN A
)	DISCIPLINARY CASE
Respondent.)	

The Iowa Real Estate Commission (Commission) and Steven W. Simmons (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) (2009).

1. The Commission issued the Respondent real estate salesperson license number S44268 on November 17, 2003. Respondent's license is current and in full force and effect through December 31, 2011. At all times relevant to this matter, the Respondent was a licensed real estate salesperson, assigned to **Re/Max Real Estate Concepts**, a licensed real estate firm, license number (F04363) located in Des Moines, Iowa.

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 a practice that is harmful or detrimental to the public by conduct which demonstrates bad faith, or improper, fraudulent or dishonest dealings in violation of Iowa Code sections 543B.29(3), 543B.34(1) & (11), 543B.56(1)(a) & (b) (2005); and 193E Iowa Admin Code sections 12.3(1)(a) & (b); 12.3(1)(c)(2), (5), (7), (8), and (9); 18.14(5)(j); and 18.14(5)(s) by affixing to a document a signature of a party to a transaction without the express consent of that party.

COUNT II

4. The Respondent is charged with engaging in a practice that is harmful or detrimental to the public by conduct which demonstrates bad faith, or improper, fraudulent or dishonest dealings in violation of Iowa Code sections 543B.29(3), 543B.34(1) & (11), 543B.56(1)(a) & (b) (2005); and 193E Iowa Admin Code sections 12.3(1)(a) & (b); 12.3(1)(c)(2), (5), (7), (8), and

(9); 18.14(5)(j); and 18.14(5)(s) by affixing to a document a signature of a party to a transaction without the express consent of that party.

CIRCUMSTANCES - COUNT I

5. On or about March 14, 2006, the Respondent presented a purchase agreement to the Seller's Representative for property located in Des Moines, Iowa. The Buyers signatures on the document were affixed to the document by the Respondent and were not that of the Buyers in this transaction. The purchase agreement for the property was subsequently accepted by the Seller's.

CIRCUMSTANCES - COUNT II

6. On or about March 14, 2006, the Respondent accepted delivery of the Seller Property Condition Disclosure as well as the Lead Based Paint Disclosure from the Sellers in this transaction. The Buyers signatures on the documents were affixed to the document by the Respondent and were not that of the Buyers in this transaction.

SETTLEMENT AGREEMENT

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

8. 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.

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) (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.

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.

(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 (2005).

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 a civil penalty to the Commission in the amount of \$5,000 (\$2,500 for Count I, and \$2,500 for Count II) 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 09-156.

16. EDUCATION. The Respondent shall attend the Commission approved eight (8) hour course "Contract Law and Contract Writing", and the twelve (12) hour course "Developing Professionalism and Ethical Practices." These hours shall be in addition to any real estate continuing education required by law 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 agreement by the Commission and must come under a cover letter addressed to the Commission's Executive Officer and refer to case 09-156.

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.

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:

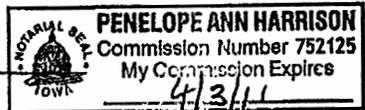
Voluntarily agreed to and accepted by Steven W. Simmons on this 18th day of March, 2010.



STEVEN W. SIMMONS, Respondent

State of)
County of)

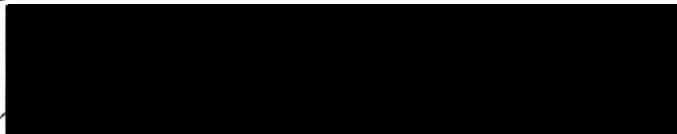
Signed and sworn to before me on this 18 day of March, 2010, by



Notary Public, State of Iowa
Printed Name: Penelope Ann Harrison
My Commission Expires: 4/3/11

FOR THE COMMISSION:

Voluntarily agreed to and accepted by the IOWA REAL ESTATE COMMISSION on this 25 day of March, 2010.



Laurie Dawley, Chair
Iowa Real Estate Commission