

Maryland Real Estate Commission

v.

Mohammad Zafar

RESPONDENT

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BEFORE THE

MARYLAND REAL

ESTATE COMMISSION

Case No.: 158-RE-2024

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Consent Order

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of an audit of continuing education hours conducted by the Commission in connection with the 2023 renewal application of Mohammad Zafar. As a result of the audit, it was determined that the Respondent did not complete the required hours of continuing education instruction for renewal of license. As a means of resolving this matter, the Commission and the Respondent have agreed to enter into this Consent Order, and agree and stipulate to the following:

1. On 7/07/2023 the Respondent submitted an electronic application for the renewal of his salesperson's license for the (2021-2023) renewal period.
2. Pursuant to Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code, the Respondent was required to complete 15 hours of continuing education instruction during the two-year period preceding the renewal date of 7/07/2023.
3. The Respondent failed to complete the required number of hours, but certified on the renewal application dated 7/07/2023, that the continuing education requirement had been fulfilled. In addition, Respondent failed to complete all 15 hours CE continuing education hours for the 2017, 2019, 2021 renewal period.

4. The failure to obtain the continuing education hours was in violation of Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.

5. The Respondent agrees that his continuing education requirement was not complete when he answered "Yes, to the question that he completed the required continuing education course needed to renew his salesperson's license".

5. As a term and condition of this Consent Order, the Respondent agrees to pay a fine in the amount of Three Thousand Two (\$3200) in connection with the violation of Section 17-315, Business Occupations and Professions Article, Maryland Annotated Code.. The fine is to be paid within sixty (60) days of the date of this Consent Order.

6. The Respondent when notified of the CE Audit Complaint stated he would complete the missing courses. As of this time, the Respondent has not completed any of his CE courses.

7. The Respondent waives the right to a formal hearing in this matter and the issuance of charges.

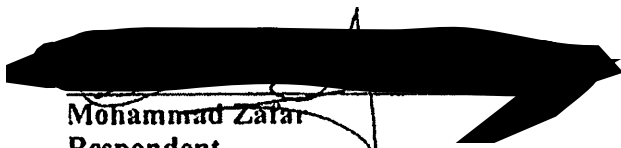
8. The Respondent agrees that all licenses held by the Respondent will automatically be suspended by the Commission, without a hearing, if the Respondent fails to comply with the terms of this Consent Order. The Respondent further agrees that the suspension of license will continue until the Respondent evidences compliance and issuance of charges and a hearing will be scheduled.

9. The Respondent and the Commission understand that this Consent Order will serve as the Final Order in this matter and be a part of the Respondent's licensing

record maintained by the Commission. The Commission's records and publications will reflect the terms of the Consent Order.

WHEREFORE, based on these stipulations and agreements, it is hereby this 29th day of August, 2024, ORDERED by the Commission:

- I. That the Respondent has been found to have violated Section 17-315 of the Business Occupations and Professions Article, Maryland Annotated Code.
- II. The Respondent also agrees that he will completed all missing CE hours for 2017, 2019, 2021, and 2023 as well as pay the fine indicated in this Consent Order.
- III. That the Respondent shall pay a fine of \$3200.00 in connection with the violation within 60 days of the date of this Consent Order or a issuance of charges and a hearing will be scheduled for this matter.
- IV. That in the event the terms and conditions of this Consent Order are not met by the Respondent within the time described, the Commission will immediately suspend all real estate licenses held by the Respondent, without a hearing on the suspension. The suspension will continue until the Respondent evidences compliance with the terms of this Consent Order.
- V. That the records of the Commission shall reflect that this matter was resolved by execution of this Consent Order.


Mohammad Zafar
Respondent


Donna Horgan, Chair
Maryland Real Estate Commission