

**MARYLAND REAL ESTATE
COMMISSION**

v.

ROBERT C. ALLEN,

Respondent

*** BEFORE THE**

*** MARYLAND REAL**

*** ESTATE COMMISSION**

*** CASE NO. 2024-RE-258**

*** * * * ***

CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission ("Commission") as the result of a complaint filed by Lee Collins and Miriam Collins ("Complainants"). Based on the complaint, the Commission determined that administrative charges against Robert C. Allen, the Respondent real estate licensee ("Respondent"), license registration number 03-84759, are appropriate and that an administrative hearing on those charges should be held. The Commission transmitted the matter to the Office of Administrative Hearings ("OAH") and a hearing was scheduled for March 3, 2025 at 10:00 a.m.

Prior to the hearing, the Commission and the Respondent (the "Parties") agreed to enter into this Consent Order and Settlement Agreement ("Consent Order") to provide for the imposition of disciplinary measures which are fair and equitable in these circumstances and which are consistent with the best interests of the people of the State of Maryland.

The Parties agree and stipulate as follows:

- 1. Respondent Robert C. Allen is currently licensed by the Commission as a real estate associate broker and holds license registration number 03-84759. At all times relevant to the matters set forth in this Consent Order, the Commission has had jurisdiction over the subject matter and the Respondent.**
- 2. Respondent acted as the listing and seller's agent for a property known as 1504 Patuxent Manor Road in Davidsonville, Maryland (the "Property"). On the Bright MLS listing for the Property, Respondent represented that the Property's utilities included public water and sewer although the Property had well and septic.**
- 3. Complainant Miriam Collins, a licensed real estate salesperson, submitted an offer to purchase the Property on behalf of Complainant Lee Collins, her mother. The parties**

settled on the transaction on or about August 2, 2022.

4. The Respondent admits that his conduct violated Code of Maryland Regulations ("COMAR") 09.11.02.01-D which provides:

COMAR 09.11.02.01-D

The licensee shall make a reasonable effort to ascertain all material facts concerning every property for which the licensee accepts the agency, in order to fulfill the obligation to avoid error, exaggeration, misrepresentation, or concealment of material facts.

5. The Parties, by entering into the Consent Order, expressly waive the right to an administrative hearing on the charges and the making of Findings of Fact and Conclusions of Law, any and all further proceedings before the Commission to which the Parties may be entitled in this matter and any rights to appeal from the Commission's Order.

6. The Respondent agrees to pay a civil penalty of \$2,500.00 within fifteen (15) days of the execution of this Consent Order and Settlement Agreement.

7. If the Respondent does not pay the \$2,500.00 civil penalty within the prescribed fifteen (15) days, the Respondent's license registration number 03-84759 will be automatically suspended until the payment is made.

BASED ON THESE AGREEMENTS AND STIPULATIONS, IT IS THIS 10 DAY OF May, 2025 BY THE MARYLAND REAL ESTATE COMMISSION:

ORDERED that the conduct of the Respondent is in violation of COMAR 09.11.02.01-D; and it is further

ORDERED that the Respondent must pay a civil penalty of \$2,500.00 within fifteen (15) days of the execution of this Consent Order and Settlement Agreement; and it is further

ORDERED that if the Respondent does not pay the civil penalty within the prescribed fifteen (15) days, the Respondent's license registration number 03-84759 will be automatically suspended until the payment is made.

ORDERED that the records of the Maryland Real Estate Commission will reflect the contents of the Consent Order and Settlement Agreement.

3-11-25
Date


Respondent Robert C. Allen

MARYLAND REAL ESTATE COMMISSION:

4/10/25
Date

By: 