

MARYLAND REAL ESTATE  
COMMISSION

v.

RASHAD HOWELL

\* BEFORE THE  
\* MARYLAND REAL  
\* ESTATE COMMISSION  
\* CASE NO. 2020-RE-581

\* \* \* \* \*

**CONSENT ORDER AND SETTLEMENT AGREEMENT**

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Niabafu Toliver (“Complainant”). Based on the complaint, the Commission determined that administrative charges against Rashad Howell, the Respondent Real Estate Salesperson (“Respondent”), license registration number 05-670207, are appropriate and that an administrative hearing on those charges should be held. Prior to charging Respondent, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement to provide for the imposition of disciplinary measures which are fair and equitable in these circumstances and which are consistent with the best interest of the people of the State of Maryland.

The Commission and the Respondent agree and stipulate as follows:

1. Respondent Rashard Howell is currently licensed by the Commission as a Real Estate Salesperson and holds license registration number 05-670207. At all times relevant to the matters set forth in this Consent Order and Settlement Agreement, the Commission has had jurisdiction over the subject matter and the Respondent.

2. On or about November 1, 2019, Respondent submitted a Sales Contract to purchase property located at 4500 Chaucer Way #406, Owings Mill, Maryland (the “Property”). Respondent was not licensed as a real estate salesperson in the state of Maryland, as his license had expired. Respondent failed to properly conduct the business as an agent for a buyer and notify the buyer of guidelines to the contract with the seller and seller’s agent. Respondent failed to submit the Earnest Money Deposit within the required seven days.

3. The Respondent admits that he he violated Business Occupations and Professions Article §17-301(a)(2), §17-322(b)(25) and COMAR 09.11.02.01C.

4. The Respondent, by entering into the Consent Order and Settlement Agreement, expressly waives 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

Respondent may be entitled in this matter and any rights to appeal from the Commission's Order.

5. The Respondent consents to the entry of an Order that his conduct violated Business Occupations and Professions §17-301(a)(2), §17-322(b)(25) and COMAR 09.11.02.01C and pay a civil penalty in the amount of \$2,000.00 within thirty (30) days of execution of this Consent Order and Settlement Agreement.

6. If the Respondent does not pay the civil penalty within the prescribed thirty (30) days, the Respondent's license registration number 05-305106 will be automatically suspended until the fine is paid.

**BASED ON THESE AGREEMENTS AND STIPULATIONS, IT IS THIS <sup>30</sup> DAY OF June, 2022 BY THE MARYLAND REAL ESTATE COMMISSION:**

**ORDERED**, that the Respondent's conduct violated Business Occupations and Professions §17-301(a)(2), §17-322(b)(25) and COMAR 09.11.02.01C; and it is further

**ORDERED**, that the Respondent pays a civil penalty of \$2,000.00 within thirty (30) 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 thirty (30) days, the Respondent's license registration number 05-670207 will be automatically suspended until the payment is made; and it is further

**ORDERED**, that this matter shall be resolved in accordance with the terms of this Consent Order, and that the same shall be reflected among the records of the Maryland Real Estate Commission; and it is further

**ORDERED**, that this Consent Order shall constitute a Final Order of the Maryland Real Estate Commission.

06-29-2022

Date

**SIGNATURE ON FILE**

Respondent Rashad Howell

MARYLAND REAL ESTATE COMMISSION:

6/30/2022

Date

**SIGNATURE ON FILE**

By: