

BEFORE THE MARYLAND REAL ESTATE COMMISSION

MARYLAND REAL ESTATE
COMMISSION

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CASE NO. 682--RE-2022

V.

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NAZMUL HAQUE
TAYLOR PROPERTIES
175 ADMIRAL COCHRANE DRIVE, #111
ANNAPOLIS, MARYLAND 21401
LIC. REG. NO. 05-656969
RESPONDENT

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CONSENT ORDER AND SETTLEMENT AGREEMENT

This matter comes before the Maryland Real Estate Commission (“Commission”) as the result of a complaint filed by Jessica Davis (“Complainant”) against Respondent Nazmul Haque, license registration number 05-656696, To resolve the complaint, the Commission and the Respondent agreed to enter into this Consent Order and Settlement Agreement, which provides for the imposition of disciplinary measures that are fair and equitable under these circumstances and are consistent with the best interests of the people of the State of Maryland. The Commission and the Respondent agree and stipulate as follows:

1. 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. The Respondent is licensed as a real estate salesperson, license registration number 05-656969, and is currently affiliated Taylor Properties.

3. The Complainant had her house listed for sale and had scheduled showings on April 1, 2022. The Respondent was representing clients who wanted to view the property and the Respondent scheduled two showings for the clients, the first at 9:15am and a second at 12:45pm.

4. The Complainant had an outside camera on the property. Camera footage shows that on April 1, 2022 at 9:15am, two people arrived at the Complainant’s property input the lockbox code and entered the property. 15 minutes later the same two people exited Complainant’s property. Camera footage shows that on April 1, 2022 at 12:15 pm, the same two people who entered Complainant’s property at 9:15am entered Complainant’s property again, this time with a third person-the Respondent.

5. The Respondent admits that on April 1, 2022 at 9:15am he provided the lockbox code to his clients so they could enter and view Complainant’s property during a video call that continued during the period of time his clients were inside Complainant’s property, but he was not physically present at Complainant’s property during the 9:15 am viewing.

6. After receiving a verbal complaint from the Seller’s agent, the Respondent apologized to the Seller’s agent and Complainant through the Seller’s agent. The Respondent also completed a personal and safety course.

7. The Respondent admits that by his acts and omissions described above he has violated Business and Occupations Article, Annotated Code of Maryland (“BOP”) §17-322(b)(33) and COMAR 09.11.02.02 A which provide:

§17-322(b)(33) Denials, reprimands, suspensions revocations, and penalties-Grounds.

(b) Grounds: Subject to the hearing provisions of §17-324 of this subtitle, the Commission may deny a license to any applicant, reprimand any licensee or suspend or revoke a license if the applicant or licensee:

(33) Violates any regulation adopted under this title or any provision of the code of ethics;

**Code of Maryland Regulations
Title 09 Maryland Department of Labor
Subtitle .11 Real Estate Commission
Chapter .02 Code of Ethics
Section .02 Relations to the Client**

(A) In accepting employment as an agent, the licensee shall protect and promote the interests of the client. This obligation of absolute fidelity to the client’s interest is primary, but it does not relieve the licensee from the statutory obligations towards the other parties in the transaction..

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8. The Respondent consents to the entry of an Order by the Commission that he has violated BOP §§17-322(b)(33) and COMAR 09.11.02.02.

9. The Respondent agrees he is required to abide by the Maryland Real Estate Broker’s Act, Md. Code Ann., Bus. Occ. & Prof. Art., §17-101 et. seq. and the Commission’s regulations in all real estate transactions.

10. The Respondent agrees to pay a civil penalty of \$1,500.00 for the violations within sixty (60) days of the date of the entry of this Consent Order and Settlement Agreement. The Respondent agrees that should he fail to make the payment within sixty (60) days of this Consent Order and Settlement Agreement, his real estate license registration number 05-656969 and any other real estate licenses that he holds shall be automatically suspended and shall continue to be suspended until the payment is made.

11. By entering into the Consent Order and Settlement Agreement, the Respondent expressly waives the right to the issuance of a Statement of Charges and Order for Hearing by the Commission, an administrative hearing on the charges before the Commission or the Office of Administrative Hearings (“OAH”), the making of Findings of Fact and Conclusions of Law by the Commission or an Administrative Law Judge of the OAH, any and all further proceedings before the Commission, and any rights to petition for judicial review of this Consent Order and Settlement Agreement.

12. The Respondent enters into this Consent Order and Settlement Agreement voluntarily, knowingly, and willingly, after having the opportunity to consult with private counsel of his own choosing at his own expense.

13. The Commission agrees to accept this Consent Order and Settlement Agreement as the full and final resolution of Case No. 682-RE-2022.

BASED ON THESE STIPULATIONS AND AGREEMENTS, IT IS THIS 24 **DAY OF**
January, 2023 **BY THE MARYLAND REAL ESTATE COMMISSION:**

ORDERED that the Respondent's has violated BOP §§17-322(b)(33) and COMAR 09.11.02.02 A,

ORDERED that the Respondent shall pay to the Commission \$1,500.00 in accordance with paragraph 10 this Consent Order and Settlement Agreement; and it is further

ORDERED that should the Respondent fail to pay to the Complainant \$1,500.00 in accordance with paragraph 10 this Consent Order and Settlement Agreement, the Respondent's real estate salesperson's license registration number 05-656969, and any other real estate licenses that he holds shall be automatically suspended and shall continue to be suspended until such time as the payment is made; and it is further

ORDERED that the Commission's records and publications shall reflect the terms of this Consent Order and Settlement Agreement.

MARYLAND REAL ESTATE COMMISSION:

By: _____
Michael L. Kasnic, Executive Director

AGREED:

SIGNATURE ON FILE

Nazmul Haque
Respondent

01-24-2023

Date