

In The Matter of:

Garrett F. Turnbull (#7871169), Licensed Real Estate Salesperson / Respondent

WHEREAS Respondent Garrett Turnbull, a licensed Real Estate Salesperson licensed by the State of New Jersey, is subject to the provisions of the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1 et seq.; and

WHEREAS Respondent Turnbull is currently licensed with Fox and Roach, LP d/b/a Berkshire Hathaway Home Services, whose main office is located at 41 Haddonfield Avenue, Haddonfield, NJ. He was licensed with Beach to Bay, LLC d/b/a Re/Max Platinum Properties whose main office is located at 9218 Ventnor Avenue, Margate, NJ until January 6, 2017; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Turnbull has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate brokers and salespersons as referenced above; and

WHEREAS the Commission and Respondent Turnbull have agreed to settle this matter in lieu of any further administrative action; and

WHEREAS, in the transaction for the property located at 28 North Grandville Avenue, Margate, NJ, Respondent Turnbull represented to the seller that the buyer submitted a check for the initial deposit of \$20,000 and the contract indicated that the deposit check in the amount of \$20,000 was to be held in escrow by Re/Max Platinum Property; and

WHEREAS, Respondent Turnbull admits that he acted in violation of N.J.A.C. 11:5-6.4(a) and N.J.A.C. 11:5-5.1(e) by failing to deposit the Buyer's deposit check within five business days of receipt; and

WHEREAS Respondent Turnbull acknowledges that he has been made aware of his right to a full and formal hearing on any violations which the Commission may allege he has committed and his

right to have the advice of counsel on the matters to which this Consent Order pertains, he is knowingly and voluntarily waiving the right to a hearing and counsel; and

IT IS THEREFORE AGREED TO BY THE PARTIES AND SO ORDERED that

Respondent Turnbull agrees to pay a fine in the amount of \$2,500.00; and it is further ordered and agreed that

Respondent Turnbull shall pay the fine within 30 days of the date of acceptance of this Consent Order. The fine shall be payable by certified check, cashier's check or money order payable to the "State of New Jersey" and sent to:

Division of Anti-Fraud Compliance/Collection Section
Department of Banking and Insurance
P.O. Box 325
Trenton, New Jersey 08625;

And it appearing that this matter can be resolved upon the consent of the parties, without resort to any other further administrative proceeding;

It is on this 17th day of April, 2018

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on April 10, 2018; and

It is further ORDERED AND AGREED that the Commission reserves the right to take further administrative action if the terms of this Consent Order are not fully complied with or if it obtains any other information that the respondent may have violated the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1 et seq. or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.;



Patrick J. Mullen
Director of Banking

RESPONDENT CERTIFICATION

I, Garrett F. Turnbull, hereby certify that

1. I am not under any disability, mental or physical, or under the influence of any medication, intoxicants or other substances that would impair my ability to knowingly and voluntarily execute this Consent Agreement; and further
2. I am entering into this agreement knowingly and voluntarily, that I have not been subject to any coercion or threats regarding the execution of this Consent Agreement and that other than terms set forth above, no promises, representations or inducements have been made to me to secure my acceptance of the provisions of this Consent Agreement; and
3. I hereby certify that I have read and agree to the terms and conditions of the Consent Order as set forth above and agree to the entry of this Order

Consented to as to
Form, Content and Entry

Dated: March 19, 2019

[Signature]
Garrett F. Turnbull, Respondent



State of New Jersey
County of Atlantic
Exp. of Comm. 8/12/19
Christa Zuhel-Marie Torruella
[Signature]