

In The Matter of:
Catherine M. Pansini (#1431536), Licensed Real Estate Salesperson/Respondent

WHEREAS Respondent Catherine Pansini, 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 Catherine Pansini is currently licensed as a salesperson with Metropolitan Real Estate d/b/a Keller Williams Realty Metropolitan, whose office is located at 55 Madison Avenue, Suite 120, Morristown, New Jersey; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Pansini 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 Pansini have agreed to settle this matter in lieu of any further administrative action; and

WHEREAS, Respondent Pansini acted as the landlord's agent for the property located at 7 La Bo Ga Trail, Andover, NJ; and

WHEREAS Respondent Pansini listed the property for rent on January 15th, 2017 for a period of six months; and

WHEREAS a lease was signed in February 2017 where both parties agreed that the tenant would move in although several items were still to be renovated; and

WHEREAS Respondent had asked the property manager around the time the lease was signed if a certificate of occupancy had been obtained; and

WHEREAS Pansini failed to confirm a verbal representation by the property manager that a certificate of occupancy had been issued for the property, when in fact same had not been issued; and

WHEREAS Pansini failed to deal fairly with all parties to the transaction, in violation of N.J.A.C. 11:5-6.4(a) by failing to ensure that the certificate of occupancy was obtained by her client prior to the tenant occupying the property; and

WHEREAS Respondent Pansini acknowledges that she has been made aware of her right to a full and formal hearing on any violations which the Commission may allege she has committed, she is knowingly and voluntarily waiving the right to a hearing; and

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

Respondent Pansini agrees to pay a fine in the amount of \$1,500.00; and it is further ordered and agreed that

Respondent Pansini 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 2ND day of February 2018

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on February 27, 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, Catherine M. Pansini, 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: 2/2/18

C. Pansini
Catherine M. Pansini, Respondent

Notary Public: Matthew Bilheimer

MATTHEW BILHEIMER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 3/16/2022