

In The Matter of:

Eugene Alford (#8031407), Licensed Real Estate Broker/Respondent

WHEREAS Respondent Eugene Alford, a licensed real estate Broker 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. 45:15-1-42; and

WHEREAS at all times relevant hereto, Respondent Alford was and continues to be licensed as a Broker with Sell All Properties LLC, at the office located at 301 Market Street, Camden, NJ; and

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

WHEREAS Alford was the listing agent for the property located at 700 New Street, Unit #105, Camden, NJ; and

WHEREAS the property was listed as "active" in the MLS on July 5, 2017, "under contract" from December 11, 2017 and "settled" on February 5, 2018 though in fact there was no closing and the deal had failed; and

WHEREAS Alford admits that he violated N.J.A.C. 11:5-6.4(a) failing to deal fairly with all parties to the transaction, by failing to properly update the status of the property on the Multiple Listing Service after the failed deal; and

WHEREAS Alford admits that he violated N.J.A.C. 11:5-6.4(a) failing to deal fairly with all parties to the transaction, by failing to review the seller's mortgage information, which clearly indicated that the condo was a deed restricted affordable housing unit with restrictions on resale and refinancing; and

WHEREAS Respondent Alford 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 Alford agrees to pay a fine in the amount of \$2,000.00; and it is further ordered and agreed that

Respondent Alford 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 28th day of November, 2018

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on November 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

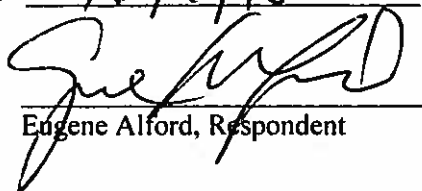
I, Eugene Alford, hereby certify that

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: _____

10/6/18



Eugene Alford, Respondent