

In The Matter of:

Michael Matthews (# 0338854), Licensed Real Estate Broker Salesperson/Respondent

WHEREAS RESPONDENT Michael Matthews, a licensed New Jersey real estate broker-salesperson, 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 at all times relevant hereto, Michael Matthews was and continues to be licensed with Orange Key Realty, 863 Georges Road, Monmouth Junction, NJ 08852; and

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

WHEREAS Respondent Matthews 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

WHEREAS, Respondent Matthews admits that in three separate transactions he acted in violation of N.J.A.C. 11:5-6.4 and N.J.S.A. 45:15-17(a) by failing to collect all deposits as required in the contract and by preparing and presenting an executed contract which indicated that Orange Key Realty was holding deposit moneys when such deposits were not promptly obtained. The transactions included 22 Glastonbury Drive, Monroe,

NJ (contract date was March 7, 2014 and indicated that a \$1,000 deposit was paid "at this time for which this is a receipt"; the deposit was collected on March 19, 2014); 7 Devon Court, North Brunswick, NJ (contract date was June 9, 2014 and indicated that a \$1,000 was paid "at this time for which this is a receipt" and the deposit was collected on June 16, 2014); and 16 Golden Valley Drive, North Brunswick, NJ (contract date was April 25, 2014 and indicated that \$1,000 was paid "at this time for which this is a receipt" and the check was collected on May 1, 2014); and

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

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

RESPONDENT Matthews 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;

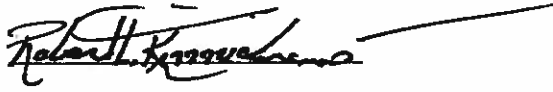
And it appearing that this matter can be resolved upon the consent of the parties, without resort to any other further administrative proceeding;

It is on this 15th day of October, 2015

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on September 29, 2015; 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.;



Robert L. Kinniebrew
Executive Director
New Jersey Real Estate Commission

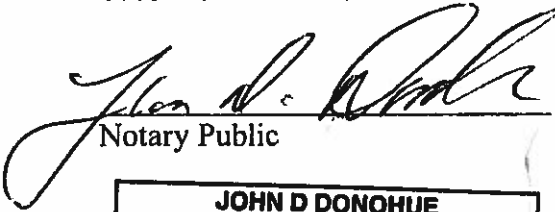
RESPONDENT CERTIFICATION

I, Michael Matthews, 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


Michael Matthews, Respondent

Subscribed and sworn to before me on this 1st day of Sept, 2015



Notary Public

JOHN D DONOHUE
Notary Public
State of New Jersey
My Commission Expires Dec. 9, 2019
I.D.# 2922698

