

In The Matter of:

Jason Nazzaro (# 8742225), Licensed Real Estate Broker / Respondent

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WHEREAS RESPONDENT Jason Nazzaro, 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 et seq.; and

WHEREAS at all times relevant hereto, Jason Nazzaro was and continues to be the Broker of Record of Jason Nazzaro Properties, 50 Tice Blvd., Woodcliff Lakes, NJ 07677; and

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

WHEREAS RESPONDENT 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 Nazzaro admits that he acted in violation of N.J.A.C. 11:5-5.1 and N.J.S.A. 45:15-12.5 by failing to maintain an escrow account for the period beginning March 19, 2013 through December 2, 2014; and

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

RESPONDENT agrees to pay a fine in the amount of \$1000.00: and it is further ordered and agreed that

RESPONDENT 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:

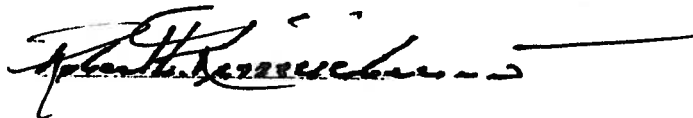
Division of Anti-Fraud Compliance/Collection Section  
Department of Banking and Insurance  
P.O. Box 325  
Trenton, New Jersey, 08625;

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 20<sup>th</sup> day of March 2015

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on March 3, 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, Jason Nazzaro, 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

  
\_\_\_\_\_  
Jason Nazzaro, RESPONDENT

Subscribed and sworn to before me on this 9<sup>th</sup> day of February 2015

  
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Notary Public  
**PATTI L. HUBSCHMAN**  
**A NOTARY PUBLIC OF NEW JERSEY**  
**MY COMMISSION EXPIRES DECEMBER 29, 2019**