

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION,)	DOCKET NUMBER CAP-16-010
)	(REC Ref. No. 13-28306)
)	
Complainant,)	CONSENT ORDER
)	
v.)	
)	
MICHAEL MAVROMATES, licensed New Jersey)	
broker-salesperson, (Ref. No. 0344310),)	
)	
Respondents.)	

THIS MATTER having been opened to the New Jersey Real Estate Commission (“Commission”) in the Department of Banking and Insurance, State of New Jersey, upon information that Michael Mavromates may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Respondent Michael Mavromates is a licensed New Jersey broker-salesperson employed by Long and Foster Real Estate, Inc., licensed New Jersey real estate broker. Respondent was previously employed with Weichert Realtors from October 26, 2006 to January 3, 2013; and

WHEREAS Mavromates is subject to the provisions of the Real Estate Licensing Law, N.J.S.A. 45:15-1 et seq.; and

WHEREAS, the staff of the New Jersey Real Estate Commission has alleged that Mavromates may have violated various provisions of the real estate laws of the State of New Jersey, as more particularly set forth in the Order to Show Cause issued against him under Docket Number CAP-16-010; and

WHEREAS Michael Mavromates acknowledges that he is aware of his right to a hearing on any violations which the Commission may allege he has committed and having obtained 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

WHEREAS the Commission and Michael Mavromates, in order to avoid the costs and uncertainty of further litigation and to resolve this matter with finality, hereby agree to this Consent Order, fully disposing of all the issues in controversy in this matter with prejudice; and

WHEREAS the terms of this Consent Order were approved by the Commission at a regular meeting on February 28, 2017; and

IT APPEARING that the matter against Respondent should be resolved upon the consent of the parties, without resort to a formal hearing on the aforementioned violations, and further good cause appearing;

NOW, THEREFORE, IT IS on this 30th day of March, 2017

ORDERED AND AGREED that Michael Mavromates admits the following facts:

1. While he was employed with Weichert Realtors Respondent was the listing agent for the property at 1509 Maryland Avenue, North Wildwood, N.J. which was owned by Joseph and Deborah Rizzo. The listing agreement was dated October 16, 2012 and was scheduled to expire on April 30, 2013; and

2. On or about January 3, 2013, Respondent terminated his employment with Weichert and then transferred to Keller Williams Oceanside effective January 5, 2013. Mavromates's listings were released by Weichert upon his termination there; and

3. On or about January 6, 2013, Mavromates prepared a new listing agreement between Mr. and Mrs. Rizzo and Keller Williams Oceanside for the Maryland Avenue property and submitted it for entry into the Cape May County Multiple Listing Service as a "partial listing" without the authorization of Mr. and Mrs. Rizzo; and it is further

ORDERED AND AGREED that based on the above facts, Respondent Michael Mavromates admits to the following:

4. Mavromates is in violation of N.J.A.C. 11:5-6.4(a) by causing the Maryland Avenue property to be entered into the Cape May Multiple Listing Service as a Keller Williams listing without the permission of the sellers, Joseph and Deborah Rizzo; and

WHEREAS, it is ORDERED AND AGREED that Mavromates accepts responsibility for the above violation; and it is further

ORDERED AND AGREED that Mavromates will complete three (3) hours of continuing education in the subject area of "Agency" which shall be in addition to the continuing education requirement that all licensees must fulfill prior to the renewal of their license. Proof of same is to be supplied to the Real Estate Commission staff on or before June 30, 2017; and it is further

ORDERED AND AGREED that Mavromates shall pay a fine in the total amount of \$3,500; and it is further

ORDERED AND AGREED that the fine shall be payable within thirty (30) days from the full execution 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 the Division of Anti-Fraud Compliance/Collection Section, Department of Banking and Insurance, P.O. Box 325, Trenton, New Jersey 08625. All unpaid fines will be referred for collection and may result in a lien/judgment being placed on property, interception of state income tax refunds through the Set off of Individual Liability (SOIL) program in the Division of Taxation and/or levy on bank accounts; and it is further

ORDERED AND AGREED that the violations contained in paragraphs 8 and 9 of the Order to Show Cause are administratively dismissed; and it is further

ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation files #13-28306 as incorporated in the Order to Show Cause filed in this matter. The Commission reserves the right to take further administrative action if it obtains any other information that Mavromates may have violated the Real Estate Brokers and Salesmen Act, N.J.S.A. 45:15-1 et seq. or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.; and it is further


ORDERED AND AGREED that by signing below, Mavromates confirms that:

a. he is not under any disability, mental or physical, nor under the influence of any medication, intoxicants or other substances that would impair his ability to knowingly and voluntarily execute this Consent Order; and

b. he is entering into this agreement knowingly and voluntarily, that he has not been subject to any coercion or threats regarding his execution of this Consent Order and that other than the other terms set forth above, no promises, representations or inducements have been made to him to secure his acceptance of the provisions of this Consent Order; and it is further

ORDERED AND AGREED that the provisions of this Consent Order represent a final agency decision and constitute a final resolution of the violations contained herein.


Dated: 3/30, 2017


Robert L. Kinniebrew
Executive Director
New Jersey Real Estate Commission

Consented to as to
Form, Content and Entry

Dated: 2/24, 2017


Michael Mavromates


Barry S. Goodman, Esq.
Attorney for Respondent