

BEFORE THE  
NEW HAMPSHIRE REAL ESTATE COMMISSION  
CONCORD NH 03301

In the Matter of:

File No. 2012-020     NH Real Estate Commission & Stephanie A. Chandler  
v. William J. Richards & Scott N. Rolfe

Allegations:

William J. Richards     Rea 701.01 (a)  
Scott N. Rolfe             RSA 331-A:26, XXVII

SETTLEMENT AGREEMENT

In order to avoid the delay and expense of further proceedings and to promote the best interests of the public and the practice of real estate, the New Hampshire Real Estate Commission (“Commission”) and William J. Richards (“the Licensee” or “the Respondent”), a real estate associate broker currently licensed by the Commission until 3/2/13, agree to resolve certain allegations of professional misconduct now pending before the Commission in accordance with the following terms and conditions:

1. The parties stipulate that the Commission has jurisdiction to institute a disciplinary proceeding against the Respondent pursuant to RSA 331-A:29, I and RSA 541-A:31, V, and if such a proceeding were commenced, the allegations against the Respondent would be:

Complainant contacted Respondent William Richards to assist her with the purchase of a lot of land which was not listed with a real estate agent.

Respondent had no agency relationship with either the seller or buyer at that point in time. Respondent Richards contacted the seller but Complainant and seller could not come to an agreement regarding price. The seller contacted

another buyer who had shown interest in the property in the past, and the seller and the other buyer agreed on a price. The seller asked Respondent Richards to represent him in the transaction with the other buyer, and they entered into an Exclusive Listing and the property was sold to the other buyer. Complainant Stephanie Chandler indicates confusion about who Respondents represented when she was dealing with him in the transaction. Respondent William Richards never provided a Brokerage Relationship Disclosure Form to Complainant. Respondent Scott Rolfe is the managing broker who was supervising the transaction.

2. The Respondent acknowledges and does not contest the allegations described in Paragraph 1 above.
3. The Respondent consents to the Commission imposing the following discipline, pursuant to RSA 331-A:28, I. The Respondent shall pay a disciplinary fine in the amount of two-hundred and fifty dollars (\$250) to the New Hampshire Real Estate Commission, payable to the Treasurer State of New Hampshire within thirty (30) days of the effective date of this Settlement Agreement; and Respondent shall show proof of full attendance at a New Hampshire Real Estate Commission accredited 3-hour continuing education course about Agency (this continuing education course is to be completed by classroom delivery method only and is not to be counted towards Respondent's continuing education requirements) within ninety (90) days of the effective date of this Settlement Agreement. Failure to comply with this disciplinary

Settlement Agreement will result in the suspension of Respondent's real estate license until the fine is paid and the course is completed.

4. The Respondent's failure to adhere to any requirement imposed by this Agreement shall be a separate and sufficient ground for disciplinary action by the Commission.
5. Except as provided in Item 3 and 4 above, this Agreement shall forever bar further disciplinary action or other adverse action by the Commission based upon the specific allegations described above in Paragraph 1, provided, however, that this Agreement may be considered by the Commission in determining whether the Respondent has engaged in a pattern of misconduct, or in determining the nature of any sanctions which may be imposed in any subsequent disciplinary proceeding arising out of different misconduct allegations.
6. The Respondent voluntarily signs this Settlement Agreement and states that no promises or representations have been made to him other than those terms and conditions expressly stated herein.
7. Respondent understands that his action in entering into this agreement is a final act and not subject to reconsideration or judicial review or appeal.
8. Respondent has had the opportunity to seek and obtain the advice of an attorney of his choosing in connection with his decision to enter into this Agreement.
9. Respondent understands that the Commission must review and accept the terms of this Agreement. If the Commission rejects any portion, the entire Agreement shall be null and void. Respondent specifically waives any claims that any disclosures made to the Commission during its review of this Agreement have prejudiced his right to a

fair and impartial hearing in the future if this Agreement is not accepted by the Commission.

10. Respondent certifies that he has read this document titled Settlement Agreement.

Respondent understands that he has the right to a formal adjudicatory hearing concerning this matter and that at said hearing he would possess the rights to confront and cross-examine witnesses, to call witnesses, to present evidence, to testify on his own behalf, to contest the allegations, to present oral argument, and to appeal to the courts. Further, Respondent fully understands the nature, qualities and dimensions of these rights. Respondent understands that by signing this Agreement, he waives these rights as they pertain to the misconduct described herein.

11. The effective date of this Agreement shall be on the date it is signed by the representative of the Commission shown below.

For the Respondent

I, William J. Richards, have reviewed the forgoing Settlement Agreement settling misconduct allegations pending against me, and, of my own free will and without duress, and being knowledgeable about all of the consequences, admit to the validity thereof, and agree to all of the terms of this Settlement Agreement. Further, I knowingly and freely waive my right to further notice, opportunity for hearing, substantial evidence, and findings and conclusions with regard to the allegations, which have been settled by the terms of this Settlement Agreement.

Dated: February 19, 2013

William J. Richards  
William J. Richards  
Respondent

On this 19th day of Feb. A.D. 20 13  
personally appeared the person who subscribe to the following instrument and acknowledged the same as her/his voluntary act and deed before me.

Scott M. Rolfe  
Justice of the Peace/Notary Public

My commission expires:

**SCOTT N. ROLFE, Notary Public**  
**My Commission Expires May 26, 2016**

For the Commission

Dated: April 16<sup>th</sup>, 20 13

Beth A. Edes  
Beth A. Edes  
Executive Director  
of the NH Real Estate Commission