

BEFORE THE
NEW HAMPSHIRE REAL ESTATE COMMISSION
CONCORD NH 03301

In the Matter of:

File No. 2013-029 NH Real Estate Commission v. Stephen E. Weeks, Jr.

Allegations: RSA 331-A:26, XXXV

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 Stephen E. Weeks, Jr. (“the Licensee” or “the Respondent”), a real estate principal broker currently licensed by the Commission until August 31, 2015, 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:

Following the July 16, 2013 hearing of File No. 2012-027 New Hampshire Real Estate Commission v. Kevin M. Sullivan, RE: Complaint of Philip V. Maiorano, the Commission directed its Investigator to initiate this complaint against Kevin Sullivan’s principal broker Stephen E. Weeks, Jr. Respondent submitted a signed letter dated September 10, 2012 stating: “In accordance with your letter dated August 14, 2012 regarding the matter of Philip V. Mariano v. Kevin Sullivan (File No.

2012-027) I hereby certify that all documents enclosed herein are a true copy of the entire file(s) of the transaction.” However, no documents were enclosed, such as but not limited to the listing agreement, brokerage relationship disclosures, property disclosures, or any other documentation regarding the transaction.

In his reply to this complaint, Respondent indicates that he misunderstood what was expected in terms of furnishing transaction documents. However, he didn’t provide a Brokerage Relationship Disclosure form. The Commission investigator called Respondent and he stated that they couldn’t locate a Brokerage Relationship Disclosure form for this transaction, and was asked if he had checked Kevin Sullivan’s other transactions to see if he ever does them and Respondent stated that he had and Kevin Sullivan had done them in other transactions. The Commission investigator suggested to Respondent that he could have been more forthcoming in his reply and mentioned that they couldn’t locate a Brokerage Relationship Disclosure form.

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 one-thousand dollars (\$1,000) to the New Hampshire Real Estate Commission, payable to the Treasurer State of New Hampshire within ninety (90)

days of the effective date of this Settlement Agreement. Failure to comply with this disciplinary Settlement Agreement by Respondent will result in the suspension of Respondent's real estate license until the fine is paid.

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.

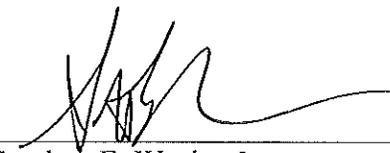
Respondent understands that he has the right to a formal adjudicatory hearing concerning this matter and that at said hearing he would possess the rights to confront and cross-examine witnesses, to call witnesses, to present evidence, to testify on his own behalf, to contest the allegations, to present 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, Stephen E. Weeks, Jr., 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: 10/28/13, 2013



Stephen E. Weeks, Jr.
Respondent

On this 28th day of October 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.



~~Justice of the Peace/Notary Public~~

My commission expires:

2/22/17

For the Commission

Dated: November 19th, 2013



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