

BEFORE THE
NEW HAMPSHIRE REAL ESTATE COMMISSION
CONCORD NH 03301

In the Matter of:

File No. 2013-042 NH Real Estate Commission v. Mary E. Bligh & Alan R. Rice
Allegations: 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 Alan R. Rice ("the Licensee" or "the Respondent"), a real estate broker currently licensed by the Commission until December 13, 2014, 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:

Mary Bligh entered into a Settlement Agreement with the NH Real Estate Commission regarding this complaint. Mary Bligh had advertised property located at 861 Union Street Manchester NH (10/1/13 printout) using her direct office phone number (603-836-2652) only and her services as a real estate licensee on her website <http://marybligh.yourkwagent.com> (10/2/13 printout) using her cell phone number (603-533-8369) and her direct number (603-836-2652) without

also including and identifying the firm office phone number (603-232-8282). As the principal broker of MAARECO, LLC dba: Keller Williams Realty Metropolitan, Respondent is responsible for supervision of the advertising activities of Mary Bligh. Mary Bligh replied to the complaint that her broker Respondent Alan Rice constantly instructs the agents in their real estate office about advertising compliance. Mary Bligh stated to the Commission Investigator on 12/5/13 that prior to this complaint she misunderstood that her office direct number did not comply with the requirement to include the firm office phone number. Mary Bligh stated to the Commission Investigator on 12/5/13 that her office provided banners identifying the firm office phone number but she didn't have enough for all her signs so she ordered more banners herself. Mary Bligh stated to the Commission Investigator on 12/5/13 that she added a banner containing the firm office phone number to the sign at 861 Union Street Manchester NH after this complaint and that the property has sold and the sign is no longer at the property. Mary Bligh stated to the Commission Investigator on 12/5/13 that she was in the process of ordering new signs to clearly identify the phone numbers and to include "Metropolitan" with the Keller Williams Realty logo. Mary Bligh's Keller Williams website has been changed to include the firm office phone number and "Metropolitan". Respondent replied to the complaint and provided evidence that after a previous violation he had quite thoroughly addressed

this issue with his agents.

2. The Respondent acknowledges and does not contest the allegations described in Paragraph 1 above.
3. Respondent acknowledges there was an advertising violation by his agent, and Respondent has documented the numerous steps he has taken to help ensure it does not happen again. These steps included: repeated reminders concerning advertising requirements in multiple media formats and requiring ads to be approved in advance. The Commission agrees that Respondent's actions and policies within the real estate agency are proper for resolution of the matter.
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, Alan R. Rice, 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: 7/1, 2014 Alan R. Rice
Alan R. Rice
Respondent

On this 15th day of July, A.D. 2014
personally appeared the person who subscribe to the following instrument and acknowledged the same as her/his voluntary act and deed before me.

Debra Levine
Justice of the Peace/Notary Public



My commission expires:
DEBRA LEVINE, Commissioner of Deeds
My Commission Expires February 6, 2018

For the Commission

Dated: 7/15, 2014 Debra R. Edrington

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