

BEFORE THE  
NEW HAMPSHIRE REAL ESTATE COMMISSION  
CONCORD NH 03301

In the Matter of:

File No. 2014-005      NH Real Estate Commission v. Jeffrey J. Jonas  
Allegations:            RSA 331-A:26, I; Rea 401.01 (a), (21)

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 Jeffrey J. Jonas ("the Licensee" or "the Respondent"), a real estate broker currently licensed by the Commission until March 25, 2016, 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:

Respondent submitted his New Hampshire real estate broker license renewal application to the Commission which was received at the Commission office on March 13, 2012, and he answered "No" to question #8: "Have any licenses which you have held to sell real estate been subject to disciplinary action in any state since your last original or renewal application." In October 2011, Respondent entered into a Stipulation & Consent Order Docket No. 2010-734 with the Vermont Real Estate

Commission for noncompliance with administrative duties. As the Stipulation states: "Respondent explained that he had completed the Realtors Code of Ethics class and inadvertently believed that this was the Mandatory Course when he filed his online renewal application." The Stipulation required Respondent to pay a \$250 "monetary civil penalty" under 3 V.S.A. Section 129(a)(3). It expressly stated: "the Real Estate Commission does NOT make a finding of unprofessional conduct." (Emphasis in original.) The Stipulation was approved by the Vermont Real Estate Commission on October 17, 2011.

2. The Respondent acknowledges and does not contest the allegations described in Paragraph 1 above.
3. The Commission believes that due to the fact the Respondent had entered into a Stipulation and Consent Order with the Vermont Real Estate Commission, Respondent should not have answered question #8 with a "no" answer, but instead should have answered "yes" and submitted the explanation offered as part of this Settlement Agreement with his renewal application to the New Hampshire Real Estate Commission.
4. Both parties desire to resolve this action informally pursuant to Rea 204.06 without a hearing on the merits. Respondent consents to the Commission imposing the following remedy which does not constitute discipline or disciplinary action by the Commission against Respondent under RSA 331-A:28. The Respondent shall pay two-hundred and fifty dollars (\$250) to the New Hampshire Real Estate Commission

(in an instrument made payable to the Treasurer State of New Hampshire) within thirty (30) days of the effective date of this Settlement Agreement. Failure to comply with this Settlement Agreement by Respondent will result in the suspension of Respondent's real estate license until this amount is paid, and shall be a separate and sufficient ground for action by the commission.

5. Except as provided in Item 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 remedies which may be imposed in any future proceeding.
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, Jeffrey J. Jonas, 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, 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: 6/23, 2014

[Signature]  
Jeffrey J. Jonas  
Respondent

On this 23<sup>rd</sup> day of June A.D. 2014  
personally appeared the person who subscribe to the following instrument and acknowledged the same as his voluntary act and deed before me.



[Signature]  
Justice of the Peace/Notary Public

My commission expires:

3/19/2016

For the Commission

Dated: 7/15, 2014

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