

BEFORE THE
NEW HAMPSHIRE REAL ESTATE COMMISSION
CONCORD NH 03301

In the Matter of:

File No 2019-042
Alexander Berger
License No. 070900

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 Alexander Berger ("Respondent"), a real estate broker currently licensed in the State of New Hampshire, 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 NH RSA 331-A:28, RSA 331-A:29, I and RSA 541-A:31, V, and if such proceeding were commenced, the allegations against the Respondent would be:
2. Respondent, a licensed New Hampshire real estate broker, engaged, an out of state commercial broker, Constance Neville, who is not licensed in

New Hampshire, to assist in a New Hampshire real estate transaction when Neville was not a New Hampshire real estate licensee.

3. On February 22, 2019, Respondent and Constance Neville entered into a representation agreement to list Winkley Pond Self Storage, located in Barrington, NH. Respondent failed to complete a cooperative brokerage agreement with the unlicensed out of state broker, Constance Neville, pursuant to Administrative Rule Rea 703.01 and in violation of NH RSA 331-A: 22-a. NH RSA 331-A: 22-a, IV sets forth the NH Real Estate Commissions authority to adopt rules pursuant to NH RSA 541-A, relative to cooperative brokerage agreements. (See Rea 703.01)

4. Respondent acknowledges that the conduct set forth in paragraph(s) 2 and 3 constitutes grounds for the Commission to impose disciplinary sanctions against Respondent pursuant to the New Hampshire Real Estate Practice Act, NH RSA 331-A and New Hampshire Real Estate rules and regulations.

WHEREFORE, the Respondent consents to the Commission imposing the following discipline pursuant to RSA 331-A:28. I:

- A. 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 **Five Hundred dollars (\$500)** 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.

- B. Respondent is required to meaningfully attend and view a live Commission adjudicatory disciplinary hearing within ninety- (90) days of the effective date of this Settlement Agreement. The hours in attendance for an adjudicatory disciplinary hearing shall be in addition to the hours required by the Commission for renewal of licensure and shall be completed within ninety-(90) days from the effective date of this Settlement Agreement. Within fifteen- (15) days of completing these hours, Respondent shall notify the Commission and provide the original certificate of completion.
- C. The Commission may consider Respondent's compliance with the terms and conditions herein in any subsequent proceeding before the Commission regarding Respondent's license. Respondent's breach of any terms or conditions of this *Settlement Agreement* shall constitute unprofessional conduct and shall serve as a separate and sufficient basis for further disciplinary action by the Commission.
- D. Except as provided herein, this Settlement Agreement shall bar the commencement of further disciplinary action by the Commission based upon the misconduct described above. However, the Commission may consider this misconduct as evidence of a pattern of conduct in the event that similar misconduct is proven against Respondent in the future.

- E. This *Settlement Agreement* shall become a permanent part of the Respondent's file, which is maintained by the Commission as a public document.
- F. Respondent voluntarily enters into and 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.
- G. The Commission agrees that in return for Respondent executing this *Settlement Agreement*, the Commission will not proceed with the formal adjudicatory process based upon the facts described herein.
- H. Respondent understands that his action in entering into this *Settlement Agreement* is a final act and not subject to reconsideration or judicial review or appeal.
- I. 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 *Settlement Agreement*.
- J. Respondent understands that the Commission must review and accept the terms of this *Settlement Agreement*. If the Commission rejects any portion, the entire *Settlement Agreement* shall be null and void. Respondent specifically waives any claims that any disclosures made to the Commission during its review of this *Settlement Agreement* has prejudiced his right to a

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

- K. 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 right 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, quality and dimensions of these rights. Respondent understands that by signing this *Settlement Agreement*, he waives these rights as they pertain to the misconduct described herein. This *Settlement Agreement* shall take effect as an Order of the Commission on the date it is signed by an authorized representative of the Commission.

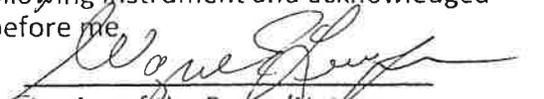
FOR RESPONDENT

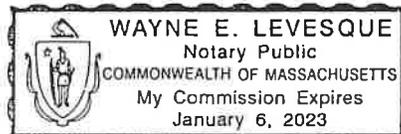
I, Alexander Berger, have reviewed the foregoing Settlement Agreement settling misconduct allegations pending against me and, of my own free will and without duress, and being knowledgeable about all of the consequences, admit to the validity thereof, and agree to all of the terms of this Settlement Agreement. Further, Alexander Berger knowingly and freely waives the 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 24, 2020


Alexander Berger
Respondent

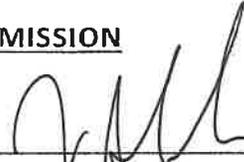
On this 24th day of February A.D. 2020 personally appeared the person who subscribe to the following instrument and acknowledged the same as her/his voluntary act and deed before me


Justice of the Peace/Notary
Public My commission expires: 1/6/23



FOR THE COMMISSION

Dated: 3/12, 2020



Joseph G. Shoemaker, Director
Division of Technical Professions
NH Office of Professional Licensure and
Certification Authorized Representative of the
NH Real Estate Commission