

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
DEPARTMENT OF BUSINESS REGULATION  
1511 PONTIAC AVENUE, BLDG. 68-1  
CRANSTON, RHODE ISLAND 02920**

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<b>IN THE MATTER OF:</b>	:	
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<b>MANDIE SULLIVAN,</b>	:	<b>DBR No. 12 RE 033</b>
<b>d/b/a FOCUS PROFESSIONALS</b>	:	
<b>Respondent.</b>	:	
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**CONSENT AGREEMENT**

It is hereby agreed between the Department of Business Regulation (“Department”) and Mandie Sullivan (“Respondent”) as follows:

1. At all times relevant hereto, the Respondent held a real estate salesperson’s license, No. S30558 (“License”) issued by the Department pursuant to R.I. Gen. Laws § 5-20.5-1, *et seq.* and she was affiliated with Focus Professionals, Inc., a real estate brokerage, located in Portsmouth, Rhode Island.
2. On February 2, 2012, the Department received a complaint filed by Elizabeth Wicker (“Complainant”) alleging violations of R.I. Gen. Laws §5-20.5-1, *et seq.* and Department regulations in connection with a real estate transaction for property located at Unit #104, Homestead Condominiums, 21 Higgins Street, Smithfield, Rhode Island (“subject property”) January of 2012.
3. Subsequent to the filing of the above-referenced Complaint, the Respondent applied for, and was issued a real estate broker’s license by the Department.
4. The Complaint alleges that the Respondent has engaged in conduct during that real estate transaction which violates Rhode Island’s real estate licensing laws.

5. After a full investigation of the allegations made in the complaint, the Department has reasonable cause to believe that the Respondent's has violated provisions of the following laws and/or regulations:

6. R.I. Gen. Laws § 5-20.5-14(a)(9), which authorizes the Department to suspend or revoke a license where a licensee fails to furnish a copy of any listing, sale, lease or other contract relevant to a real estate transaction to all signatories of the contract at the time of execution.

7. R.I. Gen. Laws § 5-20.5-27, which requires that no person shall have an ownership interest in a real estate brokerage firm nor participate in the operation of a real estate brokerage firm unless the person, firm or corporation holds a valid real estate broker's license issued by the Department.

8. Section 3 of *Commercial Licensing Regulation 11 – Real Estate Brokers and Salespersons*, which requires that every licensee shall notify the Department in writing of each change of name, firm affiliation, trade name, residence address and firm address within ten days of the change.

9. Section 5 of *Commercial Licensing Regulation 11 – Real Estate Brokers and Salespersons*, which requires that a real estate salesperson must be affiliated with a licensed principal broker in order to engage in any real estate activity, and shall not operate, supervise or manage a real estate brokerage.

10. R.I. Gen. Laws § 5-20.5-14(a)(15) authorizes the Department to suspend or revoke a license where a licensee violates any rule or regulation promulgated by the Commission or the Department.

11. Pursuant to R.I. Gen. Laws §5-20.5-14(b) the Department is authorized to levy an administrative penalty not exceeding one thousand (\$1,000) dollars for any violation under this section or the rules and regulations of the Department.


12. In an effort to resolve the above-referenced matter, effect a timely and amicable resolution of the issues raised in this Consent Agreement, and allow Respondent to maintain her real estate license in good-standing, the Respondent agrees to pay an administrative penalty in the amount of ONE THOUSAND DOLLARS (\$1,000.00) payable to the Rhode Island General Treasurer.

13. By agreeing to resolve this matter through the execution of this Consent Agreement, the Respondent voluntarily waives her right to the administrative hearing process, voluntarily waives her right to appeal any finding therefrom to the Superior Court, and agrees to take all necessary action as delineated in this Consent Agreement to maintain her license in good standing.

**THE DEPARTMENT AND RESPONDENT HEREBY CONSENT AND AGREE TO THE FOREGOING AS TO FORM AND SUBSTANCE:**

Department of Business Regulation  
By its Legal Counsel:

Respondent:

  
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Ellen R. Balasco, Esq.  
Deputy Chief of Legal Services

  
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MANDIE SULLIVAN

Date: 8/27/12

Date: 8/24/12