

BEFORE THE WEST VIRGINIA REAL ESTATE COMMISSION

WEST VIRGINIA REAL ESTATE COMMISSION,
Complainant,

V.

Formal Complaint No. 26-024-C

JUDITH ANNE RUDAT,
Licensed Real Estate Broker
License No. WV0025980
Respondent.

CONSENT DECREE

Respondent Judith Anne Rudat (“Respondent”) and the West Virginia Real Estate Commission (“Commission”) enter into the following Consent Decree for the purpose of resolving the above-styled complaint. As reflected in this Consent Decree, the parties have reached an agreement in which Respondent agrees and stipulates to the Findings of Fact, Conclusions of Law, and disposition of this matter. The Commission, having approved such agreement, does hereby Find and Order as follows:

FINDINGS OF FACT

1. Respondent is a licensed real estate broker in the State of West Virginia, holding license number WV0025980.
2. At the time of the events described in the present Formal Complaint, Respondent was the broker for PenFed Realty, LLC, d/b/a PenFed Realty, in Alexandria, Virginia.
3. On November 4, 2025, the Commission received Formal Complaint No. 26-017-P, filed by Ievgen Didus and Liubov Bukreieva against license real estate salesperson Shelley Nicole Eyler. At all times relevant, Ms. Eyler practiced Respondent’s supervision.

4. Formal Complaint No. 26-017-P concerned Ms. Eyler representation of the Complainants in their purchase of a property located at 243 Whimbrel Road, Hedgesville, West Virginia, in January of 2025. Complainants alleged that Ms. Eyler violated the Real Estate License Act with respect to several aspects of the transaction, including but not limited to, the payment of Respondent's commission. Based on the Commission's review of that Complaint and accompanying transaction documents, the Commission found that in a text message exchange between Complainant Didus and Ms. Eyler on December 3, 2024, Complainant Didus asked Ms. Eyler who would be covering her "fee for services and how much it is?" Ms. Eyler responded to Complainant Didus that "[t]he seller will cover my fee." Ms. Eyler knew or should have known that her representation to Complainant Didus was incorrect and that Complainants would be assessed Ms. Eyler's commission at closing per the transaction documents.

5. In the course of reviewing and investigating Formal Complaint No. 26-017-P, the Commission learned that multiple unlicensed individuals were involved in attempts at resolving the Complainants' concerns raised after the January 2025 closing of the transaction.

6. Notably, the Commission also discovered that Respondent was unaware of Ms. Eyler's misrepresentation concerning the payment of her commission and involvement in the post-closing concerns raised by the Complainants was delayed.

7. On January 22, 2026, the Commission initiated the present Formal Complaint against Respondent alleging that Respondent utilized the services of individuals to practice real estate who

were not properly licensed in this State and that she failed to supervise Ms. Eyer in her representation of the Complainants in Formal Complaint No. 26-017-P.

8. Respondent submitted a written response to the Commission on February 24, 2026, denying the allegations.

9. At its March 18, 2025, meeting, the Commission determined there was probable cause to conclude that Respondent violated the *West Virginia Real Estate License Act* and authorized the proposal of a consent decree to resolve the matter.

CONCLUSIONS OF LAW

1. Pursuant to the *West Virginia Real Estate License Act*, West Virginia Code § 30-40-1, et seq., the Commission is charged with the regulation of the practice of real estate brokerage in this State, and, thus, has jurisdiction over this Formal Complaint.

2. In relevant part, West Virginia Code § 30-40-7(1) authorizes the Commission to impose sanctions for violations of the *West Virginia Real Estate License Act*, including, but not limited to, an administrative fine not to exceed \$1,000 per day per violation; probation; revocation; suspension; restitution; additional education; denial of future license; downgrade of license; reprimand; and/or the return of compensation collected from an injured consumer.

3. West Virginia Code § 30-40-19(a)(30) authorizes the Commission to sanction a licensee if the licensee “[i]f a broker, fails to supervise all associate brokers and salespersons affiliated with him or her[.]”

4. Respondent violated West Virginia Code § 30-40-19(a)(30) by failing to supervise Ms. Eyer in her representation of the Complainants in Formal Complaint 26-017-P, contributing to Ms. Eyer’s misrepresentation regarding the payment of her commission.

CONSENT

By signing below, Respondent agrees to the following:

1. Respondent has had the opportunity to consult with counsel and executes this Consent Decree voluntarily, freely, without compulsion or duress and mindful that it has legal consequences. No person or entity has made any promise or given any inducement whatsoever to encourage Respondent to make this settlement other than as set forth herein. Respondent acknowledges that she may pursue this matter through appropriate administrative proceedings and is aware of her legal rights regarding this matter, but intelligently and voluntarily waives such rights.

2. Respondent acknowledges the Findings of Fact set forth above, admits that there is probable cause to conclude that the violations set forth above in the Conclusions of Law occurred, and consents to the entry of the following Order:

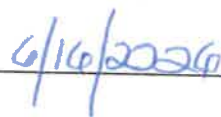
ORDER

On the basis of the foregoing, the Commission hereby ORDERS as follows:

1. Respondent is reprimanded.
2. Respondent shall take steps, if not already taken, to ensure proper supervision going forward for all associate brokers and salespersons affiliated with her.

CONSENT DECREE AGREED TO BY:

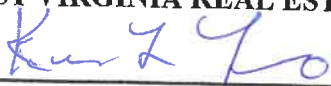

Judith Anne Kudat, Broker


Date

ENTERED into the records of the Real Estate Commission this:

31 day of July, 2026.

WEST VIRGINIA REAL ESTATE COMMISSION,

By: 
Keri L. Ferro, Executive Director

