

BEFORE THE WEST VIRGINIA REAL ESTATE COMMISSION

WEST VIRGINIA REAL ESTATE COMMISSION,
Complainant,

V.

Formal Complaint No. 26-034-C

DELORES THOMPSON,
Licensed Real Estate Salesperson
License No. WV0023814

RECEIVED

APR 30 2026

*West Virginia
Real Estate Commission*

and

WENDY K. BAYES,
Licensed Real Estate Broker
License No. WVB210300671

Respondents.

CONSENT DECREE

Respondent Delores Thompson (“Respondent Thompson”), Respondent Wendy K. Bayes (“Respondent Bayes”), 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 each 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 Thompson is a licensed real estate salesperson in the State of West Virginia.
2. Respondent Bayes is a licensed real estate broker in the State of West Virginia.

3. At all times relevant, Bayes served as the broker for Five Star Real Estate Group, LLC, in Fayetteville, West Virginia. Respondent Thompson, at all times relevant, practiced as a salesperson under Respondent Bayes' supervision.

4. Real estate licenses must be renewed annually, on or before June 30.

5. Respondent Thompson failed to renew her license on active status on or before June 30, 2025, for the 2026 licensure year. Thus, her license expired on July 1, 2025.

6. Respondent Thompson renewed her license on active status on December 1, 2025. However, while her license was in expired status (July 1 to November 30, 2025), Respondent Thompson continued to practice real estate in this State.

7. On February 24, 2026, the Commission initiated the present complaint against Respondents.

8. Respondent Bayes submitted a written response on behalf of respondents on February 26, 2026, acknowledging that Respondent Thompson failed to renew her license, but said that such failure was due to administrative oversight.

9. At its March 18, 2026, meeting, the Commission determined there was probable cause to conclude that both Respondents violated the *West Virginia Real Estate License Act* and authorized the proposal of a consent decree to informally 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.

CONSENT

By signing below, each Respondent agrees to the following:

1. Respondents have had the opportunity to consult with counsel and execute 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 either Respondent to make this settlement other than as set forth herein. Respondents acknowledge that they may pursue this matter through appropriate administrative proceedings and are aware of their legal rights regarding this matter, but intelligently and voluntarily waive such rights.

2. Respondents acknowledge the Findings of Fact set forth above, admit that there is probable cause to conclude that the violations set forth above in the Conclusions of Law occurred, and consent to the entry of the following Order:

ORDER

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

1. Respondent Thompson is hereby reprimanded and shall pay a fine in the amount \$1,000.00, payable to the State of West Virginia.

2. Respondent Bayes is hereby reprimanded and shall pay a fine in the amount \$1,000.00, payable to the State of West Virginia.

3. Respondents are assessed the Commission's administrative costs associated with this matter, including its attorney fees, totaling \$140.00. Accordingly, each respondent is assessed \$70.00.

4. Unless extended in writing by the Commission, the fines and costs totaling \$1070.00 for each respondent shall be paid within thirty (30) days of the entry of this Consent Decree by the Commission. The fines and costs shall be paid by certified check made payable to the State of West Virginia and sent directly to the Commission's Office.

5. Any deviation from the requirements of this Consent Decree, without the prior written consent of the Commission, shall constitute a violation of an order of the Commission and may result in further disciplinary action, including, but not limited to, suspension of Respondents' licenses. The Commission shall immediately notify Respondents via certified mail of the alleged violation of the Consent Decree. In the event Respondents contest the alleged violation of the Consent Decree, Respondents are entitled to a hearing to challenge the alleged violation. Such hearing shall be scheduled and conducted in accordance with the provisions of W. Va. Code §§ 30-1-8 and 30-40-1 *et seq.* and any procedural rules promulgated by the Commission.

CONSENT DECREE AGREED TO BY:

Signed by:  <small>023FB70073F1401</small>	4/23/2026
Wendy K. Bayes, Broker	Date
Signed by:  <small>4288DDE63ED34CD...</small>	4/23/2026
Delores Thompson, Salesperson	Date

ENTERED into the records of the Real Estate Commission this:

4th day of May, 2026.

WEST VIRGINIA REAL ESTATE COMMISSION,

By: 
Keri L. Ferro, Executive Director

