

BEFORE THE WEST VIRGINIA REAL ESTATE COMMISSION

WEST VIRGINIA REAL ESTATE COMMISSION,
Complainant,

V.

Formal Complaint No. 26-023-C

KRISTINA L. GRANADOS,
Licensed Real Estate Salesperson
License No. WVS210301461
Respondent.

CONSENT DECREE

Respondent Kristina L. Granados (“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 salesperson in the State of West Virginia, holding license number WVS210301461.
2. At the time of the events described in the Formal Complaint, Respondent was licensed with Samson Companies, LLC, dba Samson Properties. Respondent is currently licensed with Mackintosh Realty, LLC, in Hagerstown, Maryland.
3. On January 22, 2026, the Commission initiated the present Formal Complaint against Respondent based on information received from Samson Properties broker, Nancy Williams. Ms.

Williams alleged that Respondent, without Ms. William's consent, affixed Ms. Williams's digital signature to a certain listing agreement via the brokerage's electronic document management system for a property in Falling Waters, West Virginia. The digital signature was affixed to the document through Respondent's personal email address.

4. It was also discovered that the listing agreement was signed after the listing term had expired, meaning the property had been listed and marketed for sale without a valid listing agreement.

5. Respondent submitted a response to the Formal Complaint on February 9, 2026. Respondent blamed the incident surrounding the listing agreement on the deficiencies in the brokerage's electronic document management system.

6. At its March 18, 2026, meeting, the Commission reviewed all information received and 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)(37) authorizes the Commission to sanction a licensee if the licensee “[e]ngages in any act or conduct which constitutes or demonstrates bad faith, incompetency, untrustworthiness, or dishonest, fraudulent, or improper dealing.”

5. Respondent affixing her then-broker’s digital signature to a listing agreement without her broker’s consent and after the listing term had expired demonstrates, at a minimum, “improper dealing” in violation of West Virginia Code § 30-40-19(a)(37)

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 shall pay a fine in the amount \$500.00, payable to the State of West Virginia.

2. Respondent is also assessed the Commission's costs, including its attorney fees, in this matter, totaling \$140.00.

3. Unless extended in writing by the Commission, the fine and costs, totaling \$640.00, shall be paid within thirty (30) days of the entry of this Consent Decree by the Commission. The fine shall be paid by certified check made payable to the State of West Virginia and sent directly to the Commission's Office.

4. Respondent shall also complete three (3) hours of continuing education on either "Principles of Law" or "Ethics" within six (6) months of the entry of this Consent Decree. These three (3) hours do not count toward, and are in addition to, the hours required annually to renew Respondent's salesperson license.

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 Respondent's license. The Commission shall immediately notify Respondent via certified mail of the alleged violation of the Consent Decree. In the event Respondent contests the alleged violation of the Consent Decree, Respondent is 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:

3033426BD16D468
Kristina L. Granados, Salesperson

5/18/2026

Date

ENTERED into the records of the Real Estate Commission this:

1st day of June, 2026.

WEST VIRGINIA REAL ESTATE COMMISSION,

By:



Keri L. Ferro, Executive Director