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West Virginia
Real Estate Commission

BEFORE THE WEST VIRGINIA REAL ESTATE COMMISSION

WEST VIRGINIA REAL ESTATE COMMISSION,

Complainant,

v.

Formal Complaint No. C-21-021

ANGELA L. McCOWN,
Licensed Real Estate Broker
License No. WV-0012894

Respondent.

CONSENT DECREE

Respondent Angela L. McCown (“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 WV-0012894.
2. At all times relevant to this Complaint, Respondent was the broker of record for The McTeam, LLC, in Cross Lanes, West Virginia. The McTeam, LLC, operates as a referral company.
3. Jeff A. Parsons is a licensed real estate salesperson in this State. From October 20, 2014 to December 16, 2020, Mr. Parsons was licensed under Respondent’s supervision with The McTeam, LLC.

4. From at least July 25, 2019 through December 16, 2020, Mr. Parsons listed and advertised several properties for sale using the company names “WVLandGroup” and “WV Land Group.” These companies were not properly registered with the Commission by Respondent as real estate brokerages in this State.

5. Mr. Parson’s advertisements, through websites www.landandfarm.com and www.landsofamerica.com, failed to include the name of a registered brokerage; the name of a responsible broker, designated as such; and the physical address of a licensed office location.

6. The listing agreements and purchase contracts used by Mr. Parsons reflected that he was conducting real estate business under “WVLandGroup” and “WV Land Group,” not The McTeam, LCC.

7. During the Commission’s investigation of the matter, Respondent advised that she was unaware that Mr. Parsons was conducting real estate transactions through an unregistered companies; she believed he was doing only referrals through McTeam, LLC.

8. On December 16, 2020, Mr. Parsons transferred his license to a different brokerage unaffiliated with Respondent.

9. On January 20, 2021, the Commission initiated the instant Formal Complaint against Respondent.

10. Respondent timely submitted a response to the Complaint, and, in relevant part, stated that she was unaware that Mr. Parsons had been conducting real estate transactions under “WVLandGroup” and “WV Land Group” while under her brokerage, McTeam, LLC.

11. At its regular meeting on March 17, 2021, the Commission considered all of the information received on the matter, determined that there was probable cause to conclude that

Respondent's above-referenced conduct violated the *West Virginia Real Estate License Act*, and authorized the proposal of this Consent Decree to resolve the complaint.

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(l) 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 real estate broker if he or she “[f]ails to adequately supervise all associate brokers and salespersons employed by him or her[.]”

4. Respondent failed to adequately supervise Mr. Parsons, in violation of West Virginia Code § 30-40-19(a)(30).

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 hereby reprimanded.
2. Respondent shall pay a fine in the amount of \$500.00.
3. Respondent shall reimburse the Commission its costs associated with this Complaint and its attorney fees, in the amount of \$260.00.
4. The total payment of \$760.00 shall be paid within thirty (30) days of the entry of this Consent Decree by certified check or money order 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 Respondent's license.

CONSENT DECREE AGREED TO BY:



Angela L. McCown

6/02/2021

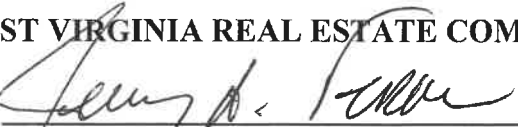
Date

ENTERED into the records of the Real Estate Commission this:

7th day of June, 2021.

WEST VIRGINIA REAL ESTATE COMMISSION,

By:



Jerry A. Forren, Executive Director