

BEFORE THE WEST VIRGINIA REAL ESTATE COMMISSION

WEST VIRGINIA REAL ESTATE COMMISSION,

*Complainant,*

v.

Formal Complaint No. C-21-022

**JEFF A. PARSONS,**  
Licensed Real Estate Salesperson  
License No. WV-0023811

*Respondent.*

**CONSENT DECREE**

Respondent Jeff A. Parsons ("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 WV-0023811.
2. At all times relevant to this Complaint, Respondent was licensed with The McTeam, LLC. The McTeam, LLC, operates as a referral company, the broker of record of which is Angela L. McCown.
3. From at least July 25, 2019 through December 16, 2020, Respondent 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 as real estate brokerages in this State.

4. Respondent’s advertisements, through websites [www.landandfarm.com](http://www.landandfarm.com) and [www.landsofamerica.com](http://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.

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

6. Respondent timely submitted a response to the Complaint, and, in relevant part, acknowledged the deficiencies in the advertisements; denied that he purposefully misrepresented himself in the advertisements; and noted that he has transferred his license to a new broker and has updated his listings and advertisements to reflect the same.

7. 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(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)(19) authorizes the Commission to sanction a licensee if the licensee “[v]iolates any provision of this article, any rule or any order or final decision issued by the commission[.]”

4. The Commission’s Legislative Rule provides, in relevant part, that “[n]o salesperson...shall advertise any property under his, her or their own name without the name of the responsible broker. All advertising by [a]...salesperson...must be under the direct supervision of and in the name of the responsible broker.” W.Va. Code R. § 174-1-17.2.

5. Respondent’s advertisements from July 25, 2019 to December 16, 2020, did not comply with the above-quoted rule.

### 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 he may pursue this matter through appropriate administrative proceedings and is aware of his legal rights regarding this matter, but intelligently and voluntarily waives such rights.

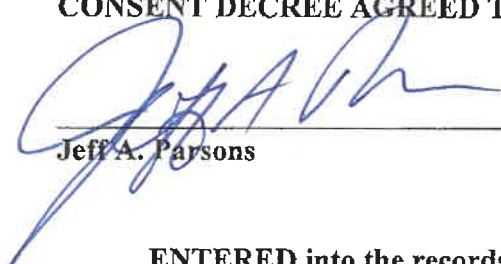
2. Respondent acknowledges the Findings of Fact set forth above, admits that there is probable cause to conclude that the violations set forth above in the Conclusions of Law occurred, and consents to the entry of the following Order:


**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:**

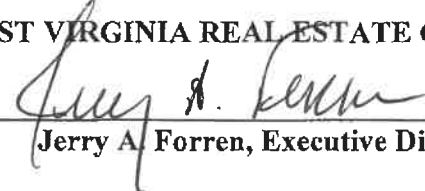
  
\_\_\_\_\_  
Jeff A. Parsons

  
\_\_\_\_\_  
Date

**ENTERED into the records of the Real Estate Commission this:**

11<sup>th</sup> day of June, 2021.

**WEST VIRGINIA REAL ESTATE COMMISSION,**

By:   
\_\_\_\_\_  
Jerry A. Forren, Executive Director