

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION)	DOCKET NUMBER REC-CO23-005
)	(REC File No. 10013296)
Complainant,)	
)	
v.)	
)	CONSENT ORDER
CAROL RAMDOO, licensed New Jersey real)	
estate salesperson (Ref. No. 1221594))	
)	
Respondent.)	

THIS MATTER having been opened to the New Jersey Real Estate Commission (the "Commission") in the Department of Banking and Insurance, State of New Jersey, upon information that Carol Ramdoo ("Ramdoo"), a licensed real estate salesperson, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Ramdoo is subject to the provisions of the New Jersey Real Estate License Act, N.J.S.A. 45:15-1 to -42 and corresponding regulations, N.J.A.C. 11:5-1.1 to -12.18; and

WHEREAS the Real Estate Commission staff alleges that Ramdoo has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate licensees; and

WHEREAS Ramdoo acknowledges that she is aware of her right to a plenary hearing on any violations which the Commission may allege she has committed and of her right to receive the advice of counsel on matters to which this Consent Order pertains, she is knowingly and voluntarily waiving the right to counsel and a hearing; and

WHEREAS Ramdoo has been continually licensed as a real estate salesperson and broker-salesperson since 2012, without any prior record of discipline by the Commission; and

WHEREAS in lieu of instituting more formal proceedings, the Commission and Ramdoo desire to resolve this matter consensually, based upon the terms set forth herein; and

WHEREAS the Commission and Ramdoo, in order to avoid the costs and uncertainty of further litigation and to resolve the matter with finality, hereby agree to this Consent Order, fully disposing of all the issues in controversy in this matter with prejudice; and

WHEREAS the terms of this Consent Order were approved by the Commission at a regular meeting on July 25, 2023; and

IT APPEARING that the matter against Ramdoo should be resolved upon the consent of the parties, without resorting to a formal hearing on the aforementioned violations, and further good cause appearing;

NOW, THEREFORE, IT IS on this ____ day of July, 2023

ORDERED AND AGREED that Ramdoo admits the following facts:

1. Ramdoo is an actively licensed New Jersey real estate broker-salesperson, first licensed in New Jersey on April 9, 2012. Torres is currently licensed with Premier Partners LLC, d/b/a Keller Williams Premier, whose main New Jersey office is located at 2355 Route 33, New Jersey 08691; and

2. At all relevant times herein, Ramdoo acted as buyer's agent on behalf of Jadeen Smith (the "Buyer") in connection with the attempted purchase of the property located at 138 Gridley Street, Hamilton, New Jersey 08610 (the "Property"); and

3. On or about January 8, 2021 the Buyer entered into a contract to purchase the Property (the "Contract"), with a scheduled closing date of February 17, 2021. The Contract was prepared by Ramdoo; and

4. The Contract, as amended during the parties' attorney review period, required the Buyer to remit good faith deposit monies in the total amount of \$5,000, to the title company, within three (3) calendar days of the conclusion of the attorney review period; and

5. The attorney review period for this transaction concluded on or about January 13, 2021; and

6. In February 2021, prior to the scheduled closing of title, the Buyer indicated that she no longer wished to purchase the Property and expressed her desire to cancel the Contract, at which time it was discovered by the parties that the Buyer never remitted the above-described deposit monies to the title company as required by the Contract; and

7. Ramdoo failed to ensure that the Buyer paid over the deposit monies as required by the Contract; and it is further

ORDERED AND AGREED that based on the above facts, Ramdoo admits to the following:

1. Ramdoo's conduct, as described above, constitutes a violation of N.J.A.C. 11:5-6.4(a), in that by failing to ensure that the Buyer remitted the deposit monies as required by the Contract, Ramdoo failed to treat all parties to the transaction fairly.

Based on the above, it is hereby:

ORDERED AND AGREED that Ramdoo shall pay a fine in the amount of one thousand five hundred dollars (\$1,500). The fine shall be paid in full within thirty (30) days of the full

execution of this Consent Order. The fine shall be payable by certified check, cashier's check or money order made payable to the "State of New Jersey" and sent to the Division of Anti-Fraud Compliance/Collection Section, Department of Banking and Insurance, P.O. Box 325, Trenton, New Jersey, 08625. All unpaid fines will be referred for collection and may result in a lien/judgment being placed on property, interception of state income tax refunds through the Set Off of Individual Liability (SOIL) program in the Division of Taxation and/or levy on bank accounts; and it is further

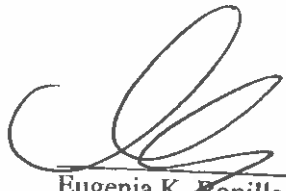
ORDERED AND AGREED that this Consent Order encompasses only the information in Commission investigation file # 10013296. The Commission reserves the right to take further administrative action if it obtains any other information that Ramdoo may have violated the New Jersey Real Estate License Act, N.J.S.A. 45:15-1 to -42 and corresponding regulations, N.J.A.C. 11:5-1.1 to -12.18; and it is further

ORDERED AND AGREED that the provisions of this Consent Order represent a final agency decision and constitute a final resolution of the violations contained herein; and it is further

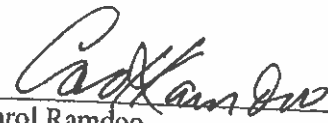
ORDERED AND AGREED that by signing below, Ramdoo confirms that:

- a. She is not under any disability, mental or physical, nor under the influence of any medication, intoxicant or other substance that would impair her ability to knowingly and voluntarily execute this Consent Order; and
- b. She is entering into this agreement knowingly and voluntarily, that she has not been subject to any coercion or threats regarding the execution of this Consent Order and that other than the other terms set forth above, no promises, representations or inducements have been made to her to secure her acceptance of the provisions of this Consent Order.

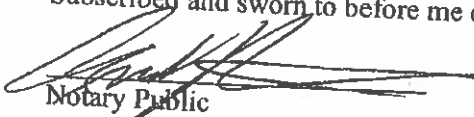
Dated: 7/27, 2023


Eugenia K. Bonilla
President
New Jersey Real Estate Commission

Dated: 6/23/2023, 2023


Carol Ramdoo
Respondent

Subscribed and sworn to before me on this 23rd day of June, 2023


Notary Public

ANDREW J. USMIANI
NOTARY PUBLIC
STATE OF NEW JERSEY
ID #80183419
MY COMMISSION EXPIRES 01/27/2027

JR 2023 Ramdoo CO REC/Enforcement