

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION)	DOCKET NUMBER CAM-19-015
)	REC Ref. No. 10009140
Complainant)	
)	
vs.)	
)	CONSENT ORDER
RICHARD BRADIN, licensed New)	
Jersey real estate salesperson,)	
(license no. 0679316))	
)	
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 Richard Bradin (“Bradin”), a licensed real estate salesperson, may have violated various provisions of the real estate licensing law of the State of New Jersey; and

WHEREAS Bradin is subject to the provisions of the New Jersey Real Estate Licensing Law, N.J.S.A. 45:15-1 to -29.5 and corresponding regulations; and

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

WHEREAS Bradin acknowledges that he is aware of his right to a plenary hearing on any violations which the Commission may allege he has committed and having had the advice of counsel on matters to which this Consent Order pertains, he is knowingly and voluntarily waiving the right to a hearing; and

WHEREAS the Commission and Bradin, 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 May 10, 2022; and

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

NOW, THEREFORE, IT IS on this 10th day of May, 2022

ORDERED AND AGREED that Respondent Bradin admits the following facts:

1. Bradin is a licensed New Jersey real estate salesperson, currently licensed with Weichert South Jersey, Inc., whose office is located at 1909 Route 70 East, Suite 1, Cherry Hill, NJ 08003. Bradin was first licensed on June 1, 2006; and
2. In March 2019, Bradin showed a property to a client located in Delran, New Jersey ("the Property"). The Property is governed by the Mill Run Commons Condominium Association ("Mill Run"). Mill Run is a community for adults 45 years-old and older; and
3. Bradin's client was younger than 45 years old and was not eligible to live in Mill Run; and
4. The Multiple Listing Service ("MLS") information sheet indicated that Mill Run was a community for adults 45 years-old and older; and
5. Bradin submitted an offer on behalf of his client to purchase the Property on or about March 23, 2019; and
6. On or about March 28, 2019, the listing agent e-mailed Respondent Bradin a contract for sale and the Rules and Regulations for Mill Run; and
7. The first rule on the Rules and Regulations for Mill Run reads, in relevant part, "[a]t least one individual purchaser of any unit must be at least forty-five years of age"; and
8. Bradin's client signed the contract, agreeing to purchase the Property at Mill Run; and

9. Bradin's client expended money on an appraisal and an inspection in preparation for closing on the Property at Mill Run; and
10. Bradin's client was ultimately unable to purchase the Property, in part, because she was unable to procure funding because she did not meet the age requirement in the Rules and Regulations for Mill Run; and
11. Bradin reimbursed his client all the money she expended on the appraisal, inspection, and other costs in preparation for closing on the Property at Mill Run; and
12. There are no outstanding monetary obligations and all parties to the subject transaction have been made whole; and it is further

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

13. Bradin is in violation of N.J.A.C. 11:5-6.4(a) because he failed to promote his client's interests when he showed her the Property and allowed her to enter into a contract for the purchase of said Property when she was ineligible due to her age.

Based on the above, it is hereby:

ORDERED AND AGREED that Bradin shall pay a fine in the amount of one thousand dollars (\$1,000). The fine shall be paid in one full payment within thirty (30) days of the receipt 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 #10009140. The Commission reserves the right to take further administrative action if it obtains any other information that Bradin may have violated the Real Estate Brokers and Salespersons Act, N.J.S.A. 45:15-1 to -295 or corresponding regulations, N.J.A.C. 11:5-1.1 to -12.18 and it is further

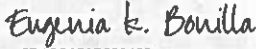
ORDERED AND AGREED that the provisions of this Consent Order represent a final agency decision and constitute a final resolution of the violations contained herein; and it is further

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

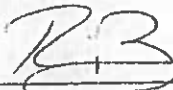
- a. He is not under any disability, mental or physical, nor under the influence of any medication, intoxicant or other substance that would impair his ability to knowingly and voluntarily execute this Consent Order; and
- b. He has received the advice of legal counsel on this matter and on the terms of the Consent Order, that he is entering into this agreement knowingly and voluntarily, that he 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 him to secure his acceptance of the provisions of this Consent Order.

Dated: May 10, 2022


05/10/22 | 1:58 PM EDT

DocuSigned by:

 Eugenia K. Bonilla, President
 New Jersey Department of Banking and Insurance
 New Jersey Real Estate Commission

Dated: April 29, 2022


 Richard Bradin

Subscribed and sworn to before me on this 29th day of April, 2022



Notary Public

BARRY J. WENDT
A Notary Public of New Jersey
My Commission Expires November 6, 2025

jd Bradin CO/rec enforcement