

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
DEPARTMENT OF BUSINESS REGULATION  
JOHN O. PASTORE CENTER, BLDGS. 68-69  
1511 PONTIAC AVENUE  
CRANSTON, RI 02920**

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**IN THE MATTER OF:**

**ANTHONY IADEVAIA**

**RESPONDENT.**

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**DBR No. 11-RE-110**

**CONSENT AGREEMENT**

The Department of Business Regulation (“Department”) and Anthony Iadevaia (“Respondent”) hereby consent and agree that:

1. On or about September 15, 2011, the Department received a Real Estate Salesperson license application and supporting documents (“Application”) filed by the Respondent, who is a domiciliary of the State of Rhode Island and Providence Plantations.

2. Respondent’s application was not approved, based on his criminal history record from the State of Rhode Island, which included a charge of obtaining money under false pretenses on December 14, 2009 and a violation of banking laws on December 27, 1990. The charge of obtaining money under false pretenses was dismissed after restitution was paid.

3. The Department also noted that the Respondent answered “No” to question number 14 of the Real Estate Salesperson Application form, which asks: “Have you ever been convicted of, or pled guilty or nolo contendere to forgery, embezzlement, obtaining money under false pretenses, bribery, larceny, extortion, conspiracy to defraud, or any other offenses

of any type which would reasonably cause the Department to question your honesty, trustworthiness, integrity, good reputation or competency?”

4. Based on Respondent’s prior criminal record, and his untruthful answer to question 14 on the Real Estate Salesperson Application form, the Department has grounds to question whether Respondent is honest and trustworthy, and possesses the requisite qualifications for licensure and whether the License Application should be denied pursuant to R.I. Gen. Laws § 5-20.5-14(1).

5. The Respondent was given an opportunity to present in a statement the circumstances surrounding his criminal record to the Department, and he explained that the obtaining money under false pretenses charge was based upon a misunderstanding, but that he paid restitution to the complainant, and the State dismissed the charge.

6. The Respondent, in his statement, indicated that he believed the violation of banking laws charged stemmed from an uncollectible check, and it occurred over twenty one years ago.

7. In addition the foregoing, the Respondent reported that he has maintained employment as an office and district manager for eight (8) years, having had access to company funds, and that he has not had any issues relating to deposits of money.

8. In consideration of the foregoing, the Department is willing to grant to the Respondent a conditional real estate broker’s license for a term of one year. The conditions which must be met by the Respondent are as follows:

- A. For a period of one year, the Respondent shall immediately inform the Department of any criminal charges filed against him, including misdemeanor motor vehicle related offenses. Such charges, or the failure to report them to the Department, shall result in administrative action being taken against the Respondent’s license.

- B. The Respondent shall stay affiliated with Watermark Reality, LLC in Warwick, Rhode Island. If Respondent leaves the employ of his principal broker, he shall notify the Department in writing within ten (10) days of his change in employment, along with a statement detailing the reason for his change in affiliation.
- C. The Respondent shall not receive or hold any cash, checks, or other negotiable instruments belonging to real estate clients, or relating to any real estate transaction, in his own name, for any purpose whatsoever, and the receipt of any funds related to real estate transactions in which he participates shall be handled solely by his principal broker. The Respondent may receive payments from the Principal Broker only for earned commissions or other employment compensation.
- D. If there is no change in circumstances relative to Respondent's employment and he has no criminal charges filed against him for one year after the execution of this agreement, the Respondent may at that time request that the Department dismiss these conditions and allow him to maintain his license without conditions.
- E. The Respondent must pay all statutory or regulatory licensing fees, comply with all other statutory and regulatory requirements, and submit an updated application if deemed to be necessary by the Department.

6. If Respondent fails to abide by any of the requirements of this Consent Agreement, the Department will initiate administrative proceedings to impose penalties against Respondent including, but not limited to: (i) suspension, (ii) revocation, and/or (iii) such additional administrative penalties as deemed appropriate by the Department. Respondent shall be provided with notice and opportunity for hearing should the Department decide to take such further action.

**THE DEPARTMENT OF BUSINESS REGULATION AND RESPONDENT HEREBY  
CONSENT AND AGREE TO THE FOREGOING AS TO FORM AND SUBSTANCE:**

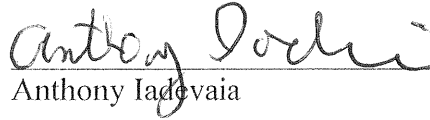
Department of Business Regulation:

Respondent:



Ellen R. Balasco, Esq.  
Deputy Chief of Legal Services

DATE: 11/15/11



Anthony Iadevaia

DATE: 11/12/11

**Business Regulation  
Legal Section**

NOV 15 2011

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