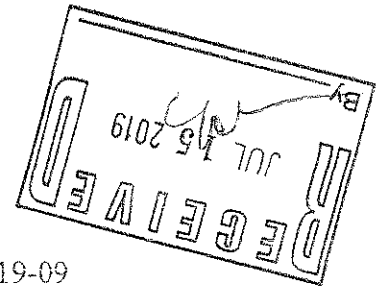


STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF BUSINESS REGULATION
1511 PONTIAC AVENUE, BLDGS. 68-69
CRANSTON, RHODE ISLAND 02920



IN THE MATTER OF: :
: :
SHENG HER : :
: :
RESPONDENT. : :

DBR COMPLAINT # 2019-09

CONSENT AGREEMENT

The Department of Business Regulation ("Department") and Sheng Her ("Respondent") hereby agree that:

1. Respondent is a licensed Real Estate Salesperson, holding License Number RES.0040478 pursuant to R.I. Gen. Laws § 5-20.5-1 *et seq.*
2. On or about April 5, 2019, the Department received a complaint that the Respondent was engaged in unprofessional activity while engaged in a real estate transaction in the State of Rhode Island.
3. Complainant reported that Respondent had failed to properly identify herself by use of a middle name that concealed her identity as a licensed real estate salesperson. This occurred during a viewing of a rental property on June 29, 2018.
4. Complainant reported that due to several issues with the Landlord over the condition of the apartment it was not until March 11, 2019 that Complainant discovered the identity of Respondent.
5. The Department's position is that Respondent failed to disclose her correct name while showing the rental property to the Complainant, making a substantial misrepresentation in

violation of R.I. Gen. Laws § 5-20.5-14(a)(1).

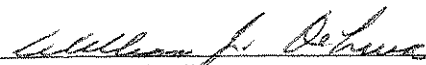
6. In an effort to effect a timely and amicable resolution of the concerns raised in this Consent Agreement, the Respondent agrees to pay an administrative penalty in the amount of two hundred fifty (\$250.00) dollars, payable to the "General Treasurer, State of Rhode Island," upon the execution of this document.

7. Respondent admits that the allegations in Paragraphs 1 through 5 are true and agrees to take all necessary action to correct the error to maintain her license in good-standing.

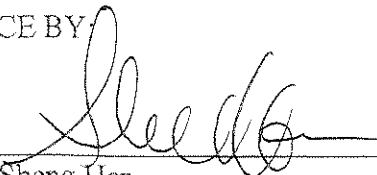
8. By agreeing to enter into this Consent Agreement, Respondent knowingly and voluntarily waives any right to an administrative hearing and waives any right to pursue an appeal to the Superior Court under the Rhode Island Administrative Procedures Acts, R.I. Gen. Laws § 42-35-1, *et seq*

9. If Respondent fails to comply with any term or condition of this Consent Agreement, Respondent will be in violation hereunder and the Department shall be entitled to immediately to take enforcement or other action in accordance with applicable law, including, but not limited to: revocation, suspension, and/or any such additional administrative penalties that the Department deems appropriate. In accordance with R.I. Gen. Laws § 42-35-9, Respondent shall be provided with notice and an opportunity for a hearing if the Department initiates the administrative hearing process.

CONSENTED TO AS TO FORM AND SUBSTANCE BY



William J. DeLuca
Real Estate Administrator
Department of Business Regulation



Sheng Her
Respondent

Date: 7/15/19

Date: 07/12/2019