



Respondent's business operating accounts, eventually resulting in her inability to pay her affiliated real estate licensee independent contractors in violation of R.I. Gen. Laws § 5-20.5-14(a)(15) & (20) and Real Estate Brokers and Salespersons Regulation ("the Regulation"), 230-RICR-30-20-2, § 2.21(A).

- a. R.I. Gen. Laws § 5-20.5-14(a) states in relevant part: The director may, upon his or her own motion, and shall, upon the receipt of the written verified complaint of any person initiating a cause under this section, ascertain the facts and, if warranted, hold a hearing for the suspension or revocation of a license. The director has power to refuse a license for cause or to suspend or revoke a license or place a licensee on probation for a period not to exceed one year where it has been obtained by false representation, or by fraudulent act or conduct, or where a licensee, in performing or attempting to perform any of the acts mentioned in this chapter, is found to have committed any of the following acts or practices:

...

(15) Violating any rule or regulation promulgated by the department in the interest of the public and consistent with the provisions of this chapter;

...

(20) Any conduct in a real estate transaction that demonstrates bad faith, dishonesty, untrustworthiness, or incompetence; . . .

- b. § 2.21(A) of the Regulation states:

Unless otherwise expressly provided by written agreement between the principal broker and an affiliated licensee and cooperating broker and referring broker, all commissions due to a licensee from the principal broker shall be subject to an accounting and payment to the affiliated licensee and cooperating broker and referring broker no later than ten (10) calendar days from the receipt of such commission by the principal broker.

4. To affect a timely and amicable resolution of the concerns raised in this Consent Agreement, the Respondent agrees that for a period of five (5) years from the effective date of this Agreement, she shall not operate as the principal broker or designated

broker of record for any real estate brokerage. During this period, Respondent may only practice real estate under the supervision of a licensed principal broker in good standing and shall not engage in real estate brokerage services as a sole proprietor or independent brokerage entity.

5. Respondent admits that the allegations in Paragraphs 1 through 3 are true, and agrees to take all necessary action to correct the error in order to maintain her license in good standing.

6. 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.


7. 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 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.

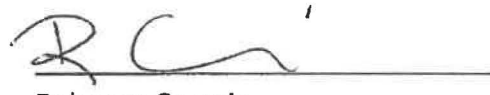
8. Respondent agrees that she has had an opportunity to retain legal counsel to represent her in connection with this matter, and that she fully understands and acknowledges all the terms contained within this Consent Agreement, and that she has

signed this Consent Agreement knowingly and voluntarily.

9. This Consent Agreement is a public record under the Access to Public Records Act, R.I. Gen. Laws Chapter 38-2.

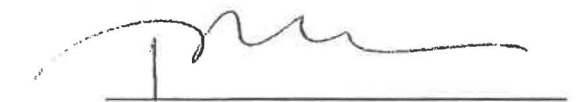
**THE DEPARTMENT OF BUSINESS REGULATION AND RESPONDENT HEREBY CONSENT AND AGREE TO THE FOREGOING AS TO FORM AND SUBSTANCE:**

  
William J. DeLuca  
Real Estate Administrator  
Department of Business Regulation

  
Rebecca Correia  
Respondent

Date: 7/21/25

Date: 7.17.25

  
Richard W. Nicholson, Esq.  
Respondent's Counsel # 6245

Date: 7/17/25