

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF BUSINESS REGULATION
233 RICHMOND STREET
PROVIDENCE, RHODE ISLAND 02903

IN THE MATTER OF: :
DEBRA J. FAIOLI, : DBR No.: 08-L-0050
RESPONDENT. :
_____ :

CONSENT AGREEMENT

It is hereby agreed between the Department of Business Regulation (“Department”) and Debra Faioli (“Respondent”) as follows:

1. Respondent is licensed as a real estate salesperson to engage in the business of real estate pursuant to R.I. Gen. Laws § 5-20.5-1, *et seq.*
2. On February 4, 2008, the Department received a complaint from Joseph Iaciovano (“Complainant”) alleging violations of R.I. Gen. Laws § 5-20.5-1, *et seq.*
3. Complainant is licensed as a real estate broker pursuant to R.I. Gen. Laws § 5-20.5-1, *et seq.*, and is the principal broker of Discount Broker Realty.
4. Respondent was associated with Discount Broker Realty for a period of time during November 2007. When she joined Discount Broker Realty, Respondent brought with her the listing for her parents’ house.
5. On November 29, 2007, Respondent sought to withdraw the listing for her parents’ house from the Multi-State Listing Service (“MLS”) by signing Complainant’s name on the MLS withdrawal form without his authorization as the listing/principal broker.

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6. In correspondence dated January 2, 2008, Respondent admits that she signed the MLS withdrawal form on Complainant's behalf without his consent.

7. R.I. Gen. Laws § 5-20.5-14(b) authorizes the Department to levy an administrative penalty not exceeding one thousand dollars (\$1,000) for any violation under this section or the rules and regulations of the Department.

8. R.I. Gen. Laws § 5-20.5-14(a)(20) authorizes the Department to suspend or revoke a license where a licensee, in performing or attempting to perform any of the acts mentioned in this chapter, engaged in any conduct in a real estate transaction that demonstrates bad faith, dishonesty, untrustworthiness, or incompetency.

9. Based on the foregoing, the Department has reason to believe that Respondent has violated R.I. Gen. Laws § 5-20.5-14(a)(20).

10. The Department has sufficient cause to suspend or revoke Respondent's license pursuant to R.I. Gen. Laws § 5-20.5-14(a)(20) and assess an administrative penalty pursuant to R.I. Gen. Laws § 5-20.5-14(b).

11. In an effort to resolve the above-referenced violation without an administrative hearing and allow Respondent to maintain her license in good-standing, Respondent agrees to pay an administrative penalty in the amount of \$500.00, payable to the Rhode Island General Treasurer, for signing Complainant's name on a document without his permission in violation of R.I. Gen. Laws § 5-20.5-14(a)(20).

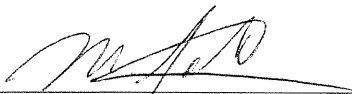
12. By agreeing to resolve this matter through this Consent Agreement, Respondent voluntarily waives her right to the hearing process, voluntarily waives her right to appeal to Superior Court, and agrees to take all necessary action as delineated in this Consent Agreement in order to maintain her license in good-standing.

13. If Respondent does not comply with the terms of this Consent Agreement, the Department reserves its right to use such noncompliance as a basis to revoke Respondent's license following an administrative hearing pursuant to R.I. Gen. Laws § 5-20.5-14.

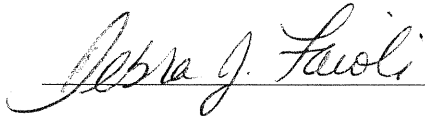
THE DEPARTMENT AND RESPONDENT HEREBY CONSENT AND AGREE TO THE FOREGOING AS TO FORM AND SUBSTANCE:

Department of Business Regulation
By its Legal Counsel:

Debra J. Faioli, Respondent
By:



Michael P. Jolin
Department of Business Regulation



Debra J. Faioli

Date: 3-27-08

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