

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
DEPARTMENT OF BUSINESS REGULATION  
1511 PONTIAC AVENUE, BLDG. 68-1  
CRANSTON, RHODE ISLAND 02920**

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<b>IN THE MATTER OF:</b>	:	
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<b>JOSEPH DURETTE,</b>	:	<b>DBR No. 08-L-0156</b>
	:	
<b>RESPONDENT.</b>	:	

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**CONSENT AGREEMENT**

The Department of Business Regulation (“Department”) and Joseph Durette (“Respondent”) hereby agree that:

1. Respondent holds a certified residential appraiser’s license, License Number A00589R, issued pursuant to R.I. Gen. Laws § 5-20.7-1, *et seq.*

2. The Real Estate Appraisers’ Board (“Board”) investigated Respondent’s appraisal of 50 Greaton Drive, Providence, Rhode Island, dated January 29, 2008 (the “Appraisal”).

3. Pursuant to R.I. Gen. Laws § 5-20.7-19, a licensed real estate appraiser must comply with the Uniform Standards of Professional Appraisal Practice promulgated by the Appraisal Standard Board of the Appraisal Foundation.

4. Pursuant to R.I. Gen. Laws § 5-20.7-19, the Department has cause to initiate administrative proceedings to sanction Respondent’s License via suspension or revocation or otherwise pursuant to R.I. Gen. Laws § 5-20.7-20(2).

5. The Board found that the Appraisal was not supported by the comparable properties Respondent used to determine the value estimate of the property. As such, the Board determined there was probable cause that the Appraisal did not conform to the Uniform Standards of Professional Appraisal Practice (“USPAP”).

6. Respondent met with the Board on August 6, 2008 to answer questions regarding the Appraisal. Respondent admitted that he did not do a good job on the Appraisal and could not stand by the value he placed on the property.


7. Following his appearance, the Board authorized the Department to prepare a consent agreement that resolved the matter with a \$500.00 administrative penalty.

8. In an effort to resolve the above-referenced matter, effect a timely and amicable resolution of the issues raised in this Consent Agreement, and allow Respondent to maintain his license in good-standing, Respondent agrees to remit a \$500.00 administrative penalty, made payable to the Rhode Island General Treasurer, to the Department by October 30, 2008.

9. 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.

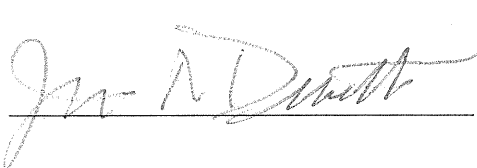
THE DEPARTMENT AND RESPONDENT HEREBY CONSENT AND AGREE TO THE FOREGOING AS TO FORM AND SUBSTANCE:

Department of Business Regulation  
By its Legal Counsel:

  
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Michael P. Jolin  
Department of Business Regulation

Date: 10-14-08

Joseph Durette, Respondent  
By:

  
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Date: 10/14/08