

**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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**IN THE MATTER OF:**

**THOMAS ST. CLAIRE**

**RESPONDENT.**

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**CONSENT AGREEMENT**

It is hereby agreed by and between the Department of Business Regulation (“Department”) and Thomas St. Claire (“Respondent”) as follows:

1. Respondent is licensed by the Department pursuant to R.I. Gen. Laws § 5-20.5-1, *et seq.* (the “Act”).
2. The Department received a complaint alleging that Respondent violated numerous provisions of the Act in connection with one particular proposed transaction (the “Transaction”).
3. The Respondent was engaged by a 50% owner of an individual piece of property to represent that owner’s interest in connection with the Transaction, however, the Respondent memorialized this relationship erroneously utilizing a standard form listing agreement rather than the appropriate agreement reflecting Respondent’s responsibilities to the aforementioned owner as a designated client representative.
4. The Respondent’s use of the listing agreement caused him to violate R.I. Gen. Laws §5-20.5-14(a)(21).
5. The Department finds that the Respondent’s actions described herein were the result of carelessness and not motivated by an intention to defraud or misrepresent his role in the Transaction.
6. Based on the findings of the Department, the Respondent is required to pay an administrative penalty in the amount of five hundred dollars (\$500.00), upon the

execution of this document. A check or money order in that amount shall be made payable to the Office of the General Treasurer, and forwarded to the Department.

7. If Respondent fails to abide by the requirements of this Consent Agreement, the Department may initiate administrative proceedings after providing Respondent with notice and opportunity for hearing.

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

Department of Business Regulation:

Respondent:



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Maria D'Alessandro, Esq.  
Deputy Director Securities, Commercial Licensing  
and Racing & Athletics



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Thomas St. Claire

Date: 4/25/11

Date: 4-4-2011