

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: :

JOSEPH A. PONTE :

DBR COMPLAINT # 2017-15

RESPONDENT. :  
\_\_\_\_\_ :

**CONSENT AGREEMENT**

The Department of Business Regulation ("Department") and Joseph A. Ponte ("Respondent") hereby agree that:

1. Respondent is a licensed Real Estate Broker, holding License Number 0016282 pursuant to R.I. Gen. Laws § 5-20.5-1 *et seq.*

2. On or about April 13, 2017, the Department received a complaint that the Respondent's salesperson, Kevin Teves, was engaged in unlicensed real estate activity in the State of Rhode Island.

3. Complainant reported that on two occasions Mr. Teves represented himself as a licensed salesperson for showings at two of her listings. The first on March 1, 2017, at 45 Prescott Avenue, East Providence, Rhode Island, and the second on March 15, 2017, at 10 Butterworth Drive, Warren, Rhode Island.

4. Complainant alleged that Mr. Teves engaged in negotiations for his clients for the Butterworth property with Complainant, signing the contract and being the sole source of contact for inspection issues, addendums and repair requests. During the course of these interactions it was discovered that Mr. Teves was licensed in Massachusetts as a salesperson but unlicensed in Rhode

Island in violation of R.I. Gen. Laws § 5-20.5-1 *et seq.*

5. The Department's position is that Respondent failed to properly supervise Mr. Teves by allowing him to conduct unlicensed real estate transactions within the State of Rhode Island in violation of R.I. Gen. Laws § 5-20.5-14(a)(16).


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 five hundred (\$500) dollars, payable to the "General Treasurer, State of Rhode Island," upon the execution of this document.

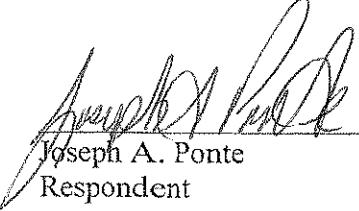
7. Respondent admits that the allegations in Paragraphs 1 through 4 are true, and agrees to take all necessary action to correct the error in order to maintain his license in good-standing.

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

  
\_\_\_\_\_  
Joseph A. Ponte  
Respondent

Date: 6/30/17

Date: 5-10-17