

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:

GREGORY RICE

RESPONDENT.

DBR COMPLAINT # 2019-02

**CONSENT AGREEMENT**

The Department of Business Regulation ("Department") and Gregory Rice ("Respondent") hereby agree that:

1. Respondent is a licensed Real Estate Salesperson, holding License Number RES.0040180 pursuant to R.I. Gen. Laws § 5-20.5-1 *et seq.*

2. On or about January 21, 2019, the Department received a complaint that the Respondent was engaged in unprofessional activity while engaged in a real estate transaction in the State of Rhode Island.

3. Complainant reported that Respondent's client, Mikalai Zhukavets had entered into a Purchase and Sales Agreement with her client to purchase property located at 102 First Avenue in Woonsocket, Rhode Island on November 25, 2018.

4. Complainant reported that Respondent directly contacted her client while the property was under an exclusive listing contract with her agency to discuss the signing of a release document.

5. The Department's position is that Respondent acted improperly in contacting the client of another agency while that property was under an exclusive listing contract in violation of

R.I. Gen. Laws § 5-20.5-14(a)(23).

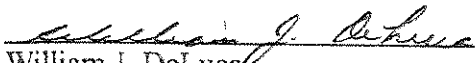
6. In an effort to effect a timely and amicable resolution of the concerns raised in this Consent Agreement, the Respondent agrees to pay an administrative penalty in the amount of two hundred fifty (\$250.00) dollars, payable to the "General Treasurer, State of Rhode Island," upon the execution of this document.

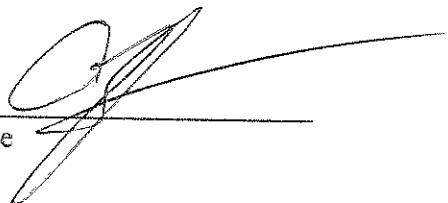
7. Respondent admits that the allegations in Paragraphs 1 through 5 are true and agrees to take all necessary action to correct the error in order to maintain his license in good-standing.

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

  
\_\_\_\_\_  
Gregory Rice  
Respondent

Date: 5/31/19

Date: 5/17/19