

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
DEPARTMENT OF BUSINESS REGULATION  
1511 PONTIAC AVENUE, BLDGS. 68-69  
CRANSTON, RHODE ISLAND 02920

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IN THE MATTER OF:

HARRY VERENIS

RESPONDENT.  
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DBR COMPLAINT # 2019-05

**CONSENT AGREEMENT**

The Department of Business Regulation ("Department") and Harry Verenis ("Respondent") hereby agree that:

1. Respondent had been licensed as a Real Estate Salesperson, holding License Number RES.0044071 pursuant to R.I. Gen. Laws § 5-20.5-1 *et seq.* since April 10, 2019 which expires on April 30, 2020.
2. On or about February 7, 2019, the Department received a complaint that the Respondent was engaged in unlicensed activity in a real estate transaction in the State of Rhode Island.
3. In December 2018, Marcus & Millichap was retained by Stonehenge Partners, LLC to market property located at 17 Thayer Street Providence, Rhode Island. The Principal Broker of Marcus & Millichap is Tim B. Thompson, holding License Number REC.0018375 and is duly licensed in Rhode Island. The Respondent was unlicensed in Rhode Island at that time.
4. Complainant reported that Respondent had contacted Complainant regarding his interest in purchasing property located at 17 Thayer Street Providence, Rhode Island on

January 2, 2019. A tour of the property was conducted on January 4, 2019 by Complainant and an initial offer to purchase was submitted on January 6, 2019. Negotiations continued with Stonehenge through Respondent until a letter of intent was executed on January 23, 2019.

5. Respondent had conducted unlicensed real estate activity in Rhode Island regarding the property located at 17 Thayer Street, Providence, Rhode Island without being licensed in the State of Rhode Island in violation of Rhode Island General Law § 5-20.5-1 *et. seq.*

6. Respondent utilized a Massachusetts agency relationship disclosure form failing to provide the proper Mandatory relationship disclosure form in violation of Rhode Island General Law § 5-20.6-8 *et. seq.*

7. 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.

8. Respondent admits that the allegations in Paragraphs 1 through 6 are true, and agrees to take all necessary action to maintain his license in good-standing.

9. 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.*

10. 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  
William J. DeLuca  
Real Estate Administrator  
Department of Business Regulation

Harry Verenis  
Harry Verenis  
Respondent

Date: 7/18/2019

Date: 7/16/2019