

In The Matter of:

Herschel Tannenbaum (# 1435726), Licensed Real Estate Salesperson / Respondent

WHEREAS Respondent Herschel Tannenbaum, a licensed Real Estate Salesperson licensed by the State of New Jersey, is subject to the provisions of the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1 et seq.; and

WHEREAS Respondent Herschel Tannenbaum is currently licensed with Federated Homes Realty, Inc. licensed real estate broker, whose office is located at 327 Main Street, Orange, NJ 07050. He was licensed from November 24, 2014 through April 21, 2015 with Public Trust Realty Group LLC, licensed real estate broker, whose office is located at 818 Garrison Avenue, Teaneck, NJ; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Tannenbaum has violated certain provisions of the laws and regulations governing the conduct of New Jersey real estate brokers and salespersons as referenced above; and

WHEREAS the Commission and Respondent Tannenbaum have agreed to settle this matter in lieu of any further administrative action; and

WHEREAS, Respondent Tannenbaum admits that he acted in violation of N.J.S.A. 45:15-17(m) in that he accepted a commission as a real estate salesperson from a person other than his employing broker; and

WHEREAS Respondent Tannenbaum acknowledges that he has been made aware of his right to a full and formal hearing on any violations which the Commission may allege he has committed and his right to have the advice of counsel on the matters to which this Consent Order pertains, he is knowingly and voluntarily waiving the right to a hearing and counsel; and

IT IS THEREFORE AGREED TO BY THE PARTIES AND SO ORDERED that

Respondent Tannenbaum agrees to pay a fine in the amount of \$2500.00; and it is further ordered and agreed that

Respondent Tannenbaum shall pay the fine within 30 days of the date of acceptance of this Consent Order. The fine shall be payable by certified check, cashier's check or money order payable to the "State of New Jersey" and sent to:

Division of Anti-Fraud Compliance/Collection Section
Department of Banking and Insurance
P.O. Box 325
Trenton, New Jersey 08625;

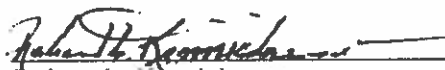
Respondent Tannenbaum agrees to take an additional 3 hour continuing education course in the area of agency which will not count towards the continuing education requirement for the 2017-2019 renewal term within ninety days of the approval of this consent order, and provide proof of completion to the Commission staff;

And it appearing that this matter can be resolved upon the consent of the parties, without resort to any other further administrative proceeding;

It is on this 17th day of November, 2016

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on November 15, 2016; and

It is further ORDERED AND AGREED that the Commission reserves the right to take further administrative action if the terms of this Consent Order are not fully complied with or if it obtains any other information that the respondent may have violated the Real Estate Brokers and Salesperson's Act, N.J.S.A. 45:15-1 et seq. or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.;


Robert L. Kimmiebrew
Executive Director
New Jersey Real Estate Commission

RESPONDENT CERTIFICATION

I, Herschel Tannenbaum, hereby certify that

1. I am not under any disability, mental or physical, or under the influence of any medication, intoxicants or other substances that would impair my ability to knowingly and voluntarily execute this Consent Agreement; and further
2. I am entering into this agreement knowingly and voluntarily, that I have not been subject to any coercion or threats regarding the execution of this Consent Agreement and that other than terms set forth above, no promises, representations or inducements have been made to me to secure my acceptance of the provisions of this Consent Agreement; and
3. I hereby certify that I have read and agree to the terms and conditions of the Consent Order as set forth above and agree to the entry of this Order

Consented to as to
Form, Content and Entry

Dated: 7/25/16



Herschel Tannenbaum, Respondent


CINDY GORDON
NOTARY PUBLIC STATE OF NEW YORK
ROCKLAND COUNTY
LIC. #01G05011716
COMMISSION EXPIRES 06/15/2019