

In The Matter of:

Samuel Boyd (#06-74938), formerly licensed real estate broker/Respondent

WHEREAS Respondent Samuel Boyd, a formerly licensed New Jersey real estate broker, 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 Boyd was licensed as broker of record of Besen & Associates NJ, LLC (Ref. No. 1223278), formerly licensed real estate broker, whose office was located at 2 Bridge Avenue, Red Bank, New Jersey from August 22, 2012 through October 31, 2014; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Boyd 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 Boyd have agreed to settle this matter in lieu of any further administrative action; and

WHEREAS Respondent Boyd 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

WHEREAS Respondent Boyd admits that he violated N.J.A.C. 11:5-3.9(a) by failing to return the licenses of Todd Burnaford, Neil Gold, Jonathan Horn, Christian Oancea and Zachary Tuckman within five business days of when he ceased to be active. The licenses were returned to the Commission on March 27, 2015.

WHEREAS Respondent Boyd admits that he violated N.J.A.C. 11:5-3.9(c) by failing to file an office closing affidavit within 30 days of the date of which he ceased engaging in the real estate brokerage business. The final office closing affidavit was submitted on April 17, 2015; and

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

RESPONDENT Boyd agrees to pay a fine in the amount of \$1,500.00; and it is further ordered and agreed that

RESPONDENT Boyd 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:

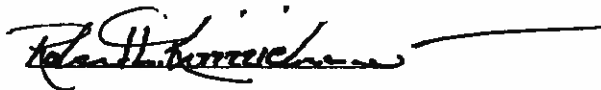
Division of Anti-Fraud Compliance/Collection Section
Department of Banking and Insurance
P.O. Box 325
Trenton, New Jersey 08625;

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 1st day of October, 2015

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on September 29, 2015; 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.;



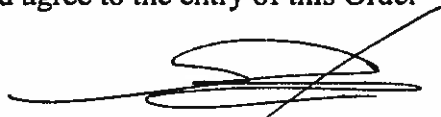
Robert L. Kinniebrew
Executive Director

New Jersey Real Estate Commission

RESPONDENT CERTIFICATION

I, Samuel Boyd, 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



Samuel Boyd, Respondent

Subscribed and sworn to before me on this 28th day of 7, 2015


Notary Public

PAMELA G. SHULTES
A NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES AUG 30, 2015