

In The Matter of:

Deborah Bajada (Ref. No. 0451522), Licensed Real Estate Salesperson/Respondent

---

WHEREAS Respondent Deborah Bajada, a real estate salesperson licensed by the State of New Jersey, is subject to the provisions of the Real Estate Brokers and Salespersons Act, N.J.S.A. 45:15-1 et seq., and

WHEREAS Deborah Bajada is currently licensed with DeMoro Ocean Point LLC d/b/a Keller Williams Realty, Ocean Point whose office is located at 1513 Richmond Avenue, Point Pleasant, New Jersey 08742; and

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

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

WHEREAS Respondent Bajada acted as listing agent in the transaction that occurred at 98 Moorage Avenue, Bayville, New Jersey 08721; and

WHEREAS during the course of the listing, Respondent Bajada provided her login information for the FLEX multiple listing service ("MLS") to the sellers of the subject property to access the MLS and post that an open house would be taking place; and

WHEREAS Respondent Bajada admits that she acted in violation of N.J.S.A. 45:15-17(e), incompetency, by allowing the seller of the subject property, who is an unlicensed person, to access her FLEX MLS account, and thereby allowed access to sensitive financial information of other members of the public to an unlicensed person; and

IT IS THEREFORE AGREED BY THE PARTIES AND SO ORDERED that

RESPONDENT Bajada agrees to pay a fine in the amount of \$1,000; and it is further ordered and agreed that

RESPONDENT Bajada shall pay the fine within 30 days of the date of the 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 Bajada 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. Proof of completion of the same shall be submitted to the Real Estate Commission within ninety (90) days of the approval of this Consent Order:

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

It is on this 20<sup>th</sup> day of October, 2017

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on Tuesday, August 8, 2017; and

It is further ORDERED and AGREED that the Commission reserves the right to take 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 Salespersons Act, N.J.S.A. 45:15-1 et seq. or corresponding regulations, N.J.A.C. 11:5-1.1 et seq.:



Patrick J. Mullen  
Director of Banking  
New Jersey Department of Banking and Insurance  
Real Estate Commission

**RESPONDENT CERTIFICATION**

I, Deborah Bajada, hereby certify that

1. I am not under any disability, mental or physical, or under the influence of any medication, intoxicant or other substance 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 the 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
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

*Deborah Bajada*

Deborah Bajada, Respondent

Subscribed and sworn to before me on this 7 day of August 2017

*A. Duggal*  
Notary Public

