

RECEIVED

SEP 07 2016

CASE NUMBER ~~0008090~~ Estate Commission
Administration

In The Matter of:

Julie A. Franklin (#0677560), Licensed Real Estate Salesperson/Respondent

WHEREAS Respondent Julie Franklin, 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 at all times relevant hereto, Respondent Julie Franklin was and continues to be licensed as a salesperson with CC Dahms LLC d/b/a Re/Max Connection whose main office is located at 1000 Lincoln Drive, Marlton, NJ; and

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

WHEREAS, Respondent Franklin admits that she acted in violation of N.J.A.C. 11:5-6.4 failing to protect and promote the interests of the client or principal that she had undertaken to represent in the 347 Peach Road, Bellmawr, NJ transaction by instructing her client to make a wire transfer for an initial deposit on a short sale transaction, based upon an email request without performing due diligence to confirm the transaction. The wire transfer proved to be fraudulent; and

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

Respondent Franklin agrees to pay a fine in the amount of \$1500.00; and it is further ordered and agreed that

Respondent Franklin 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 29th day of September, 2016

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on September 27, 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. Kinniebrew
Executive Director
New Jersey Real Estate Commission

RESPONDENT CERTIFICATION

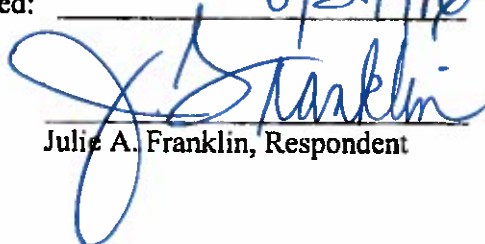
I, Julie A. Franklin, hereby certify that

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: _____

8/24/16



Julie A. Franklin, Respondent



SEAN A LOZANO
Notary Public - State of New Jersey
My Commission Expires May 6, 2021