

In The Matter of:

Sharon Asay (Ref. No. 0564228), Licensed Real Estate Salesperson/Respondent

WHEREAS Respondent Sharon Asay, 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 Sharon Asay is licensed as a salesperson with Crossroads Realty Inc., whose office is located at 25 Route 37, Toms River, New Jersey; and

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

WHEREAS Respondent Asay 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 Asay admits that she acted in violation of N.J.A.C. 11:5-6.4(a) failing to deal fairly with all parties (2 counts), for failing to ensure that a certificate of occupancy was obtained for a rental property and for failing to disclose known information regarding an oil furnace at the property located at 313 Curacao Street, Toms River, NJ and N.J.S.A. 45:15-17(o) commingling the monies of others with her own, by cashing a check in the amount of \$75 and depositing the funds into her personal checking account.

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

RESPONDENT Asay's license will be held on probation for a period of three months as of the date of this consent order; and it is further ordered and agreed that

RESPONDENT Asay agrees to pay a fine in the amount of \$3000.00; and it is further ordered and agreed that

RESPONDENT Asay 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:

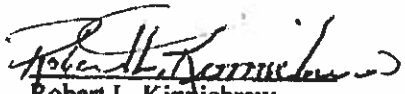
Division of Anti-Fraud Compliance/Collection Section
Department of Banking and Insurance
P.O. Box 325
Trenton, New Jersey 08625;

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 18th day of July, 2016

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on June 28th, 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.;

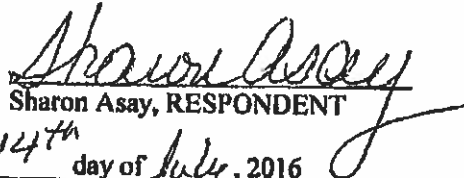


Robert L. Kinniebrew
Executive Director
New Jersey Real Estate Commission


RESPONDENT CERTIFICATION

I, Sharon Asay, 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


Sharon Asay, RESPONDENT

Subscribed and sworn to before me on this 14th day of July, 2016


Notary Public

Debra Lynn Yates
Notary Public of New Jersey
My Commission Expires Nov. 21, 2016