

In The Matter of:

Richard Shirvanian (#08535631), Licensed Real Estate Broker-Salesperson/Respondent

WHEREAS Respondent Richard Shirvanian, a licensed real estate broker-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 Richard Shirvanian is currently licensed with R. Shirvanian LLC d/b/a Exit Realty East Coast Shirvanian and is branch office supervisor of the office located at 964 Broadway, West Long Branch, New Jersey; and

WHEREAS the Real Estate Commission has secured evidence which indicates that Respondent Shirvanian 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 Respondent Shirvanian failed to present an offer on 221 Bay Avenue, Highlands, New Jersey within 24 hours. The offer was signed on September 30, 2016 and was not submitted until October 6, 2016. Respondent Shirvanian mistakenly believed the property had been sold. The offer was considered by the seller prior to the seller accepting another offer; and

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

WHEREAS Respondent Shirvanian admits that he acted in violation of N.J.A.C. 11:5-6.4(g) by failing to present an offer within 24 hours; and

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

Respondent Shirvanian 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 16th day of March, 2017

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on February 28, 2017; 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. Kinnlebrew
Executive Director
New Jersey Real Estate Commission

RESPONDENT CERTIFICATION

I, Richard Shirvanian, 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:

3/8/2017


Richard Shirvanian, Respondent

Witness to and subscribed before me this 8th day of March 2017

Rosemary Cooperstein

ROSEMARY COOPERSTEIN
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 3/11/2018