

CONSENT ORDER NUMBER CO-19-002
(Rec Ref No. 10003006)

In the Matter of:

Della M. Walker (Ref. No. 9702894), Licensed Real Estate Broker/Respondent

WHEREAS Respondent Della M. Walker, a real estate broker 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 the Real Estate Commission has secured evidence which indicates that Respondent Walker 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 Walker have agreed to settle this matter in lieu of any further administrative action; and

WHEREAS Respondent Walker 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 of 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 Walker is currently licensed as broker of record of American Asset Protection Group, LLC d/b/a City Walk Realty, whose office is located at 99 South Orange Avenue, Newark, New Jersey 07103; and

WHEREAS, Respondent Walker was licensed through Weichert Co. from April 21, 2009 through January 29, 2014. Respondent Walker was licensed through Lam Realty Group, LLC d/b/a Group Twenty Six from February 1, 2014 through October 31, 2014; and

WHEREAS Respondent Walker is the sole owner and principal of Miller Brockman Management, LLC, a New Jersey limited liability company, which is not licensed by the Commission to engage in real estate activity in New Jersey; and

WHEREAS from April of 2013 through October of 2014, Respondent Walker, through Miller Brockman Management, managed a rental property located in East Orange, New Jersey for compensation; and

WHEREAS Respondent Walker accepted compensation for her property management services directly from the owner of the rental property and not through her employing broker; and

WHEREAS Respondent Walker never disclosed that she was engaged in property management for compensation to her broker or branch office manager while she was licensed under Weichert Co. or Lam Realty Group, LLC; and

WHEREAS Respondent Walker admits that she acted in violation of N.J.S.A. 45:15-1 and 3, in that she acted beyond the scope of her license by engaging in property management for compensation through her unlicensed company, Miller Brockman Management, LLC and not through the broker through which she was licensed to engage in real estate activity; and

WHEREAS Respondent Walker admits that she acted in violation of N.J.S.A. 45:15-17(m), in that she accepted compensation for the above described property management activity directly from the owner of the subject rental property and not from the broker whom she was licensed through at the time.

IT IS THEREFORE AGREED BY THE PARTIES AND SO ORDERED that

Respondent Walker shall pay a fine in the amount of twenty five hundred dollars (\$2,500); and it is further ordered and agreed that

Respondent Walker shall pay the fine in full within one year of the date of the full execution of this Consent Order. A payment plan may be worked out with the Department of Banking and Insurance, Collection Section, whereby Respondent Walker pays off the fine in monthly installments. 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 Walker shall take an additional three (3) hours of continuing education in the subject area of "Agency", which will not count towards the ordinary continuing education requirement for license renewal. 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 is further ordered and agreed that

Respondent Walker's New Jersey real estate license shall be suspended for a period of three (3) months, effective upon the full execution of this 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 4th day of March, 2019

ORDERED and AGREED that the terms of this Consent Order are approved by the Commission at a regular meeting on Tuesday, February 26, 2019; 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.



Richard Mumford
Acting Director of Banking
New Jersey Department of Banking and Insurance
Real Estate Commission

RESPONDENT CERTIFICATION

I, Della M. Walker, hereby certify that

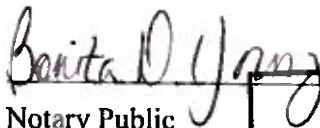
1. I am not under any disability, mental or physical, or under the influence of any medication, intoxicant or other substance that would impair my ability to knowingly and voluntarily execute this Consent Order; and further
2. I am entering into this agreement knowingly and voluntarily, that I have not been subject to any coercion or threats regarding the execution of this Consent Order 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 Order; and further
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



Della M. Walker, Respondent

Subscribed and sworn to before me on this 13th day of February, 2019


Notary Public

