

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
DEPARTMENT OF BUSINESS REGULATION  
233 RICHMOND STREET  
PROVIDENCE, RHODE ISLAND 02903

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IN THE MATTER OF:	:	
	:	
CAROL GUIMOND,	:	DBR No. 07-L-0019
	:	
RESPONDENT.	:	

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NOTICE OF WITHDRAWAL

The Department of Business Regulation (“Department”) hereby withdraws its Notice of Intent to Revoke License and Opportunity for Hearing, dated March 26, 2007, issued to Carol Guimond (“Respondent”).<sup>1</sup>

The Department issues this Notice for the following reasons:

1. Respondent Carol Guimond is licensed as a broker to engage in the business of real estate.
2. On August 4, 2006, the Department received a complaint from Carlos Cordiero (“Complainant”) alleging that Respondent and Anne Fanning violated R.I. Gen. Laws § 5-20.5-1, *et seq.*, and *Commercial Licensing Regulation 11 – Real Estate Brokers and Salespersons*.
3. The complaint alleges that Anne Fanning did not obtain authorization from Complainant, the owner of 48 Kearns Avenue, Tiverton, Rhode Island (the “subject property”), before lowering the sale price on the Multi-State Listing Service.

<sup>1</sup> Anne Fanning was also named in the Notice of Intent to Revoke License with Carol Guimond but is not subject to this Notice of Withdrawal.

4. At a meeting with the Department on March 7, 2007, Complainant provided probable cause that Anne Fanning forged his signature on an MLS Active Status Request Form related to the sale of the subject property.

5. R.I. Gen. Laws § 5-20.5-14(a)(16) authorizes the Department to suspend or revoke a broker's license where a licensee, in performing or attempting to perform any of the acts mentioned in this chapter, is found guilty of failing to exercise adequate supervision over the activities of his or her licensed salesperson within the scope of this chapter if the broker has knowledge of any misdeeds of his or her sales staff.

6. Based on the foregoing, the Department had reason to believe that Anne Fanning violated R.I. Gen. Laws §§ 5-20.5-14(a)(1), (15), (20), and (24), and Rule 20 of *Commercial Licensing Regulation 11 – Real Estate Brokers and Salespersons*, and that Respondent violated R.I. Gen. Laws §§ 5-20.5-14(a)(15) and (16) and Rule 20 of *Commercial Licensing Regulation 11 – Real Estate Brokers and Salespersons*.

7. After its investigation, the Department finds that there is insufficient evidence to proceed with further administrative action against Respondent Carol Guimond.

As such, the Department withdraws its Notice of Intent to Revoke License and closes the file on this matter with respect to Respondent Carol Guimond.



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Michael P. Jolin  
Deputy Chief of Legal Services  
Department of Business Regulation  
233 Richmond Street  
Providence, Rhode Island 02903

Dated: 5-22-07

**CERTIFICATION**

I hereby certify on this 23<sup>rd</sup> day of May, 2007, that a copy of the within Notice was mailed by first class mail, postage prepaid to:

Heath S. Comley  
One Ship Street  
Providence, Rhode Island 02903

and by first class mail postage prepaid to:

Carlos Cordiero  
85 Mayes Avenue  
Somerset, Massachusetts 02726

and by hand delivery to:

Neena Sinha Savage  
Hearing Officer  
Department of Business Regulation  
233 Richmond Street  
Providence, Rhode Island 02903

Valerie Voccio, Real Estate Administrator  
Department of Business Regulation  
233 Richmond Street  
Providence, Rhode Island 02903

A. Brooke Ellison