

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF BUSINESS REGULATION
1511 PONTIAC AVENUE, BLDGS. 68-69
CRANSTON, RHODE ISLAND 02920

IN THE MATTER OF: :
: :
WILLIAM M. DUQUETTE : DBR COMPLAINT # 2018-40
: :
RESPONDENT. :
: :
:

CONSENT AGREEMENT

The Department of Business Regulation ("Department") and William M. Duquette ("Respondent") hereby agree that:

1. Respondent is a licensed Real Estate Broker, holding License Number RES.0031461 pursuant to R.I. Gen. Laws § 5-20.5-1 *et seq.*
2. On or about August 31, 2018, the Department initiated a complaint that the Respondent was engaged in acting as a broker, conducting real estate activity in the State of Rhode Island in violation of R.I. Gen. Laws § 5-20.5-1(5)
3. Respondent represented himself as the managing partner/owner of Green Leaf Realty. He listed his position in internet advertising as such in Zillow as an agent and in Linkin under his profile in violation of R.I. Gen. Laws § 5-20.5-14(1) and § 5-20.5-14(4).
4. Respondent represented himself as the managing partner of Green Leaf Realty which is the fictitious business name of East Bay Brokerage Group. The purpose of the company was to broker the purchase, sale and leasing of commercial and residential real estate. Respondent as a salesperson is in violation of R.I. Gen. Laws § 5-20.27. The certificate for the company was revoked on July 30, 2018 prohibiting it from conducting business in the State

of Rhode Island

5. Respondent also controlled the Escrow and Commission accounts for Green Leaf Realty as a co-signer on both accounts. Respondent stopped the use of his escrow account in the middle of 2016 using his Commission account as the primary account and co-mingling funds in violation of R.I. Gen. Laws § 5-20.5-26.

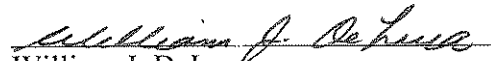
6. In an effort to effect a timely and amicable resolution of the concerns raised in this Consent Agreement, the Respondent agrees to pay an administrative penalty in the amount of one thousand (\$1000) dollars, payable to the “General Treasurer, State of Rhode Island,” upon the execution of this document.

7. Respondent admits that the allegations in Paragraphs 1 through 5 are true, and agrees to take all necessary action to correct the error in order to maintain his license in good-standing.


8. By agreeing to enter into this Consent Agreement, Respondent knowingly and voluntarily waives any right to an administrative hearing and waives any right to pursue an appeal to the Superior Court under the Rhode Island Administrative Procedures Acts, R.I. Gen. Laws § 42-35-1, *et seq.*

9. If Respondent fails to comply with any term or condition of this Consent Agreement, Respondent will be in violation hereunder and the Department shall be entitled to immediately to take enforcement or other action in accordance with applicable law, including, but not limited to: revocation, suspension, and/or any such additional administrative penalties that the Department deems appropriate. In accordance with R.I. Gen. Laws § 42-35-9, Respondent shall be provided with notice and an opportunity for a hearing if the Department initiates the administrative hearing process.

**THE DEPARTMENT OF BUSINESS REGULATION AND RESPONDENT HEREBY
CONSENT AND AGREE TO THE FOREGOING AS TO FORM AND SUBSTANCE:**



William J. DeLuca
Real Estate Administrator
Department of Business Regulation



William M. Duquette
Respondent

Date: 9/17/18

Date: 9-17-18