

DSPS Report December 2024

Board orders: September 20, 2024 – December 25, 2024

This report contains updates on activity at the Department of Safety and Professional Services (DSPS) and licensee discipline issued since September 20, 2024.

ORDERS AND DISCIPLINARY ACTIONS OF THE REAL ESTATE EXAMINING BOARD

In 2020 and reaffirmed in 2023, the WRA board of directors approved, in addition to a summary of facts and disciplinary orders relating to DSPS decisions, for the WRA's quarterly DSPS report to include the name, license number and municipality of real estate licensees disciplined by the Real Estate Examining Board (REEB) during a stated time frame. Therefore, the following DSPS report includes this information.

The following enforcement actions were collected from the DSPS website showing orders issued between September 20, 2024, and December 25, 2024.

See the [board order search](#) online. Orders can be searched by board, profession, name, location and dates. Each order summarized on the following pages contains a brief statement of the issue before the REEB and the REEB order. To see more information, click on the link for that order.

DISCIPLINARY OPTIONS AVAILABLE TO THE BOARD

- **Reprimand:** A public warning of the licensee for a violation.
- **Limitation of license:** Imposes conditions and requirements upon the licensee, imposes restrictions on the scope of practice, or both.
- **Suspension:** Completely and absolutely withdraws and withholds for a period of time all rights, privileges and authority previously conferred by the credential.
- **Revocation:** To completely and absolutely terminate the credential and all rights, privileges and authority previously conferred by the credential.

NON-DISCIPLINARY OPTIONS AVAILABLE TO THE BOARD

- **Administrative warning:** Issued if a violation is of a minor nature, a first occurrence and the warning will adequately protect the public. The issuance of an administrative warning is public, but the reason for issuance is not.
- **Remedial education order:** Issued when there is reason to believe that the deficiency can be corrected with remedial education, while sufficiently protecting the public.

DSPS Report December 2024

Board orders: September 20, 2024 – December 25, 2024

Order Date Order Number	Respondent Location License Number	Issue	Order
10/21/2024 ORDER0008218	Nicole Strobel River Falls, WI 88123-94	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.
12/5/2024 ORDER00020374	Jeff Konig Wales, WI 84112-94	Failure to provide services with reasonable skill and care by trying to get a buyer out of an offer due to mold when the offer was not contingent on mold testing; and failure to protect the public against fraud, misrepresentation and unethical practices by providing a lockbox code to the mold inspection company without the seller's permission.	Forfeiture: \$1,000 Costs: \$1,269 Licensee must complete one course on ethics.
10/17/2024 ORDER00020298	Sandra Kent Glendale, WI 12250-90	Asked a listing agent to forge her signature on a lead-based paint addendum.	Voluntary surrender of license and voluntary surrender of right to renew.
12/5/2024 ORDER00020373	Andrew Bandy Milwaukee, WI 53249-90	A broker license was first issued in October 2005. In October 2006, the licensee was convicted of a felony. Now and at that time, a licensee who is convicted of any crime must send a copy of the judgment of conviction to the DSPS. In September 2021, the DSPS received an anonymous complaint reporting the conviction. The licensee claimed to have reported it in 2008 but there was no proof of this.	Forfeiture: \$1,000 Costs: \$1,806 License suspended for six months. Licensee cannot hold client funds. Licensee must take a course on ethics. Licensee shall report all law enforcement contacts leading to an arrest, charge or conviction within 48 hours of any event.
12/5/2024 ORDER00020375	Jeremy Huber Green Bay, WI 58407-90	A licensee under this licensee's supervision advertised a property on social media about 10 days before the listing contract was executed. The DSPS contacted the licensee and asked for a response. The DSPS then asked for the entire file for the transaction. The DSPS contacted the licensee by phone and email five times before the licensee finally provided the file.	Forfeiture: \$1,000 Costs: \$522

Continued on next page.



DSPS Report December 2024

Board orders: September 20, 2024 – December 25, 2024

Order Date Order Number	Respondent Location License Number	Issue	Order
12/17/2024 ORDER0008706	Shane Renard De Pere, WI 57962-90	Seeking removal of limitation on license.	Order returning license to full, unrestricted status.
12/5/2024 ORDER0020375	Impact Companies LLC Oneida, WI 938604-91	A licensee supervised by the supervising broker for this firm advertised a property on social media about 10 days before the listing contract was executed. The DSPS contacted the supervising broker and asked for a response. The DSPS then asked for the entire file for the transaction. The DSPS contacted the supervising broker by phone and email five times before the supervising broker provided the file.	Forfeiture: \$1,000 Costs: \$522

****Denotes initial application number as used in the order.***