

ANNE MILLGRAM
ATTORNEY GENERAL OF NEW JERSEY
Division of Law
124 Halsey Street
P.O. Box 45029
Newark, New Jersey 07101

By: John P. Miscione
Deputy Attorney General
(973) 648-4741

COPY

FILED
BOARD OF
REAL ESTATE APPRAISERS
James Hsu
DR. JAMES S. HSU 10/9/07
Executive Director

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STATE OF NEW JERSEY
DEPARTMENT OF LAW & PUBLIC SAFETY
DIVISION OF CONSUMER AFFAIRS
NEW JERSEY STATE BOARD OF REAL
ESTATE APPRAISERS

IN THE MATTER OF THE SUSPENSION :	:
OR REVOCATION OF THE LICENSE OF :	Administrative Action
JACQUES MAGLOIRE, JR. :	:
LICENSE NO. RC 00143900 :	FINAL CONSENT ORDER
TO PRACTICE REAL ESTATE :	:
APPRAISING IN THE STATE OF NEW :	:
JERSEY :	:

This matter was opened to the New Jersey State Board of Real Estate Appraisers (the "Board") upon the filing of an Administrative Complaint by the Attorney General of New Jersey against the Respondent Jacques Magloire, Jr. The Complaint alleged, among other things, that the Respondent Magloire submitted certifications that he had personally inspected the interior or

exterior of certain properties that he appraised, when he did not so inspect the properties. The Complaint further alleged that the Respondent Magloire failed to include recent listings for sale for certain properties that differed significantly from the appraised values. The Complaint further alleged that the Respondent Magloire appraised certain property without including a sale which occurred within three years of the appraisal. The Complaint further alleged that the Respondent Magloire relied upon appraiser-trainees for significant professional assistance in preparing certain appraisals and did not disclose the specific tasks performed by such individuals. The Respondent Magloire, however, certified that if he had so relied on such individuals, he would have named them and described the specific tasks they performed in the appraisals. The Complaint further alleged that the Respondent Magloire submitted improperly altered appraisal reports to the Board during the course of its investigation of this matter.

The Complaint alleged that the Respondent Magloire's conduct constitutes violations of N.J.S.A. 45:1-21(b), (e) and (h). The Complaint further alleged that Respondent Magloire's conduct violated the Ethics Rules of the USPAP and USPAP Standards Rules 1-(b) and 2-1(a), such violations thus being a violation of N.J.A.C. 13:40A-6.1(a) and N.J.S.A. 45:1-21(b) and (h).

The Respondent Magloire, through his counsel Valerie M. Cartright, Esq., filed a Verified Answer that, although not

admitting any of the allegations, did not contest the material allegations of the Complaint.

In order to avoid further proceedings in this case, the Respondent Magloire consents and agrees to each and every term of this Final Consent Order. The Board hereby finds that the Respondent Magloire has engaged in conduct that constitutes multiple violations of N.J.S.A. 45:1-21(b), (e) and (h); the Ethics Rules of the USPAP and USPAP Standards Rules 1-(b) and 2-1(a); and N.J.A.C. 13:40A-6.1(a). The Board has determined that the within disposition is adequate to protect the public. For such reasons and other good cause shown,

IT IS on this 9th day of October, 2007,

ORDERED:

1. The Respondent Jacques Magloire, Jr. hereby surrenders his license to practice appraising in the State of New Jersey, such surrender to be deemed a revocation of the license. Such surrender shall be effective as of November 1, 2007. The time between the entry of this Consent Order and November 1, 2007, however, shall be a "wind down" period during which the Respondent Magloire may complete only such contracts and commitments that he has made as of the date he signed this Consent Order. As of the date that Respondent Magloire signs this Consent Order, he shall not make any new contract, commitment or promise of any kind to perform any appraisal services in the State of New Jersey. The Respondent

Magloire acknowledges that he is aware of the requirements of N.J.A.C. 13:40A-7-9 "Disciplined licensees or certificate holders; prohibited activities," and that he shall comply with such requirements.

2. The Respondent Magloire shall be ineligible for a period of two (2) years, commencing as of November 1, 2007, to apply for or be considered for a license to practice real estate appraising in the State of New Jersey.

3. If the Respondent Magloire shall at any time obtain a license to practice real estate appraising in the State of New Jersey, consistent with this Order and all applicable statutes, rules and regulations, the first year of such period of licensure shall be a period of probation.

4. At such time as the Respondent Magloire shall apply for a license to practice real estate appraising, consistent with this Order and all applicable statutes, rules and regulations, the Board may impose such terms and such restrictions on the license as the Board may reasonably deem necessary and appropriate to protect the public interest.

5. The Respondent shall pay the Board's costs in this matter, including but not limited to, costs of investigation, expert witness fees and costs, attorney's fees and costs and transcript costs, as allowed by N.J.S.A. 45:1-25(d), such costs being fixed at \$10,000.00. The Respondent shall pay the costs

required by this Order, plus interest at the judgment rate as prescribed under R. 4:42-11, in eighteen (18) equal payments, the first such payment to be due on November 1, 2007, and each subsequent payment to be due on the first day of each succeeding month. The Board may, in its sole discretion, file a Certificate of Debt for the amounts due under this Final Consent Order, should the Respondent Magloire fail to make timely payments as required under this Order, such Certificate to be cancelled upon payment in full of the amounts due. If the Respondent fails to make any timely payment required under this paragraph, the Board may, in its sole discretion, accelerate the entire amount then outstanding and demand immediate payment of such amount. The failure of the Board to so accelerate the amount due or to so demand payment shall not constitute a waiver or release of any claim, remedy or right that the Board may have under this paragraph.

6. All payments required under the terms of this Order shall be made by certified check or money order payable to the State Board of Real Estate Appraisers and shall be delivered to the Executive Director of the Board.

7. Notwithstanding any other provisions of this Order, the Respondent shall be ineligible to apply for a license to practice real estate appraising in the State of New Jersey until such time as he pays in full all amounts due under this Order.

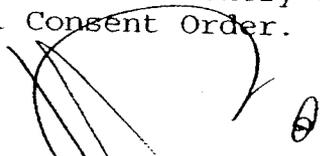
8. The Respondent acknowledges that on October 9, 2007, his counsel Valerie M. Cartright, Esq. was ineligible to represent him in public proceedings before the Board. Based upon the ineligibility of Ms. Cartright, the Board adjourned the hearing scheduled in this case until October 24, 2007, a time when Ms. Cartright would have been eligible to represent the Respondent. The Respondent, nonetheless, has agreed to all of the terms and conditions of this Order. The Respondent further acknowledges that he has been able to obtain legal advice and counsel from Ms. Cartright regarding, among other things, proceedings before the Board and the terms of this Order.

9. This Order shall be a full, complete and final resolution of the matter now pending before the Board. The Board shall retain jurisdiction to enforce the terms of this Final Consent Order.

NEW JERSEY STATE BOARD OF REAL
ESTATE APPRAISERS

By: Stephen P. Giocondo
~~William A. Nocenti~~ STEPHEN P.
President GIOCONDO

I have read the within Final Consent Order. I understand the Final Consent Order and I agree to be bound by its terms and conditions. I hereby consent to the entry of this Final Consent Order.



Jacques Magloire, Jr.

Dated: 10/9/05

We have counseled the Respondent Jacques Magloire, Jr., regarding the form and entry of this Final Consent Order.

Law Offices of Frederick K. Brewington
Attorneys for the Respondent Jacques Magloire, Jr.

By: 
Valerie M. Cartright
Attorney-at-Law
State of New York

Dated: 10/9/07