

FILED

Texas Real Estate Commission

Date: 04/11/2022

Hearing No. 214543

**In the Matter of
Pierre A. Corral**

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**Before the Texas Real
Estate Commission
("Commission")**

**Texas Real Estate Sales Agent
License No. 706811**

**Sitting In Austin,
Travis County, Texas**

Agreed Order

In order to conclude this matter, Respondent neither admits nor denies to the truth of the following Findings of Fact and Conclusions of Law and agrees to the entry of this Order and assessment of an administrative penalty.

Findings of Fact

1. Respondent is a licensed Texas real estate sales agent and was a Texas real estate sales agent at all times relevant to this matter.
2. Respondent owns 50% of SEM Real Estate, LLC.
3. On October 10, 2020, while acting on behalf of SEM Real Estate, LLC, Respondent entered into a contract to purchase 230 Meadowlark Lane in Duncanville, Texas. The contract is a custom form and required a deposit of \$100 in earnest money with a purchase price of \$170,000.
4. SEM Real Estate, LLC did not deposit the \$100 in earnest money required by the contract.
5. On October 28, 2020, SEM Real Estate, LLC filed an Affidavit and Memorandum of Agreement for Purchase and Sale.
6. The transaction did not close within 45 days as specified in the contract. The owners believed the contract with SEM Real Estate, LLC terminated; however, they could not sell the property due to Respondent's affidavit. Respondent states the affidavit was filed to prohibit the owner from selling the property to anyone else.
7. On May 21, 2021, during the investigation of this complaint, Respondent executed a Termination of Affidavit of Memorandum of Agreement for Purchase and Sale of Property.

Conclusions of Law

The acts and omissions on the part of Respondent set out in the Findings of Fact constitute the following violation that is cause for the suspension, revocation, or reprimand of Respondent's Texas real estate sales agent license pursuant to the specific statute cited below and/or Section 1101.656, Texas Occupations Code, and is further cause for the assessment of an administrative penalty against Respondent pursuant to Section 1101.701, Texas Occupations Code:


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8. Section 1101.652(a-1)(1)(A), Texas Occupations Code, by engaging in misrepresentation, dishonesty, or fraud when selling, buying, trading, or leasing real property in the name of the license holder.

Order

IT IS ORDERED that Respondent is formally reprimanded for Respondent's actions in the matter.

IT IS FURTHER ORDERED that Respondent must pay an administrative penalty of \$1,000 by cashier's check or money order payable to the Texas Real Estate Commission.

 4/11/2022

Chelsea Buchholtz Date
Executive Director, Texas Real Estate Commission
or
Tony Slagle
Deputy Executive Director, Texas Real Estate Commission

The undersigned Respondent states and affirms that Respondent enters into this agreed order of Respondent's own free will; that Respondent agrees to the entry of the above Findings of Fact and Conclusions of Law; that Respondent has been afforded all administrative remedies due Respondent under the law by the Texas Real Estate Commission; that Respondent, having been advised of Respondent's right to a hearing and to be represented by an attorney, waives these rights; and that Respondent waives all right to judicial review of this Order.

DATED: 3/10/2022 _____



Pierre A. Corral
Respondent

DATED: 4/11/2022 _____



Pim S. Mayo
Staff Attorney
Texas Real Estate Commission