Docusign Envelope ID: 8C470E18-F8B3-848C-8193-577B0EB6BFD7

NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION Complainant, v. George Schmoll, licensed New Jersey real estate broker (Ref. No. 0017161) Respondent.	)	DOCKET NUMBER REC-E-26-017 (REC File #10016583) ORDER TO SHOW CAUSE

THIS MATTER being commenced by the New Jersey Real Estate Commission (the "Commission") in the Department of Banking and Insurance, State of New Jersey, on its own motion, pursuant to the provisions of the New Jersey Real Estate Broker and Salesperson Act, N.J.S.A. 45:15-1 to 42, and the regulations promulgated thereunder at N.J.A.C. 11:5-1.1 to 12.18, and it appearing that:

1. Respondent George Schmoll (the "Respondent") is a licensed New Jersey real estate broker and broker of record of Broker Direct Real Estate, LLC, a licensed New Jersey real estate broker, whose main office is located at 525 Route 73 N, Suite 104, Marlton, NJ 08053-3422; and

2. On or about November 2, 2022, Commission investigator Keith Egan ("Egan") conducted a regulatory inspection of Respondent's designated main office located at 525 Route 73 N., Suite 104, Marlton, NJ 08053 (the "licensed location"); and

3. At the licensed location, Egan observed no exterior signage identifying a real estate brokerage or indicating that Respondent or Broker Direct Real Estate, LLC operated there; and

Docusign Envelope ID: 8C470E18-F8B3-848C-8193-577B0EB6BFD7

4. Inside the licensed location, a receptionist told Egan that Suite 104 is a shared office space managed by Intelligent Office and that Respondent did not lease dedicated office space there, but merely rented a mailbox; and

5. On or about December 2, 2022, Egan met with Respondent at the licensed location in a common-use conference room; and

6. The conference room was unsecured and did not contain files or a filing cabinet; and

7. Respondent acknowledged to Egan that he did not lease, own, or maintain a private, office dedicated to real estate at the licensed location; and

8. Respondent provided Egan with a copy of his lease for the location which was designated as "Business Identity Live – Professional address package with entry-level office usage and communication" and use of mailbox 240; and

9. Respondent acknowledged to Egan that he does not keep equipment or transaction files on site at the licensed location due to security and convenience reasons, but rather, keeps his transaction files on a flash drive and in his home; and

10. During the meeting, Respondent signed a Subpoena to Appear and Produce Records issued by the Commission, requesting, for the period of April 2022 to October 2022, business operating account statements, escrow statements, general escrow ledgers, individual escrow transaction ledgers, independent contractor agreements for current licensees, and check registers, in addition to the last reconciliation for the escrow account; and

11. Respondent failed to produce the subpoenaed records; and

Docusign Envelope ID: 8C470E18-F8B3-848C-8193-577B0EB6BFD7

12. In a handwritten statement to Egan, Respondent stated that he closed his escrow account to avoid bank charges and due to the COVID-19 lockdown. Respondent also stated that he does not reconcile escrow because he does not hold escrow moneys; and

13. According to records obtained from TD Bank, Respondent's escrow account was closed on October 31, 2019, and his business operating account was closed on January 29, 2020; and

14. Respondent failed to submit written notice or an affidavit or certification to the Commission notifying the Commission of the closure of his escrow account and business operating account; and

15. In Respondent's Real Estate Broker License Application to the Commission, he affirmatively represented that the licensed location would be an office open to the public during normal business hours, that his full time occupation would be that of a real estate broker at the business address indicated, and that all of the information provided in the application was true and accurate; and

16. By failing to maintain a dedicated main office open to the public during normal business hours and failing to conspicuously display signage bearing his name and the words "Licensed Real Estate Broker," Respondent violated N.J.S.A. 45:15-12 and N.J.A.C. 11:5-4.4(a); and

17. By falsely indicating on his Real Estate Broker License Application that he maintained an office open to the public, Respondent demonstrated dishonesty in violation of N.J.S.A. 45:15-17(e); and

18. By failing to maintain financial books at the licensed location, Respondent violated N.J.A.C. 11:5-5.4(e); and

Docusign Envelope ID: 8C470E18-F8B3-848C-8193-577B0EB6BFD7

19. By failing to maintain a special account in an authorized financial institution in New Jersey for the deposit of moneys or received by him acting in his capacity as a broker, Respondent violated N.J.A.C. 11:5-5.1(a); and

20. By failing to report to the Commission, in the form of an affidavit or certification, the closure of his escrow account and business operating account, Respondent violated N.J.A.C. 11:5-5.1(b).

And for good cause shown,

IT IS on this 16th day of October, 2026

ORDERED that Respondent George Schmoll shall show cause why his real estate license should not be suspended or revoked and/or why fines or other sanctions should not be imposed pursuant to N.J.S.A. 45:15-17 and N.J.A.C. 11:5-1.1.

Respondent shall file a written Answer to the charges in this Order to Show Cause as required by N.J.A.C. 11:5-11.2 within twenty (20) days of the service of this Order. As required by N.J.A.C. 11:5-11.2, Respondent's written Answer must include specific admissions or denials of all allegations in this Order to Show Cause, state the factual basis of each and every factual allegation denied, and assert any defenses that Respondent intends to present in the event that this matter is deemed a contested case and a plenary hearing is held; and

IT IS FURTHER ORDERED that failure to comply with all of the requirements of N.J.A.C. 11:5-11.2 may result in a determination that there are no material facts or issues of law in dispute and any presentation made to the Commission will be limited to the issue of the severity of any sanction or penalty to be imposed; and

IT IS FURTHER ORDERED that the Commission will review this Order to Show Cause and Answer(s) filed, if any, at a meeting scheduled on or after the 1st day of December, 2026 at

Docusign Envelope ID: 8C470E18-F8B3-848C-8193-577B0EB6BFD7

9:30 a.m. to determine whether there is a material fact or issue of law contested. No appearance is required at that time; and

IT IS FURTHER ORDERED that if the Commission determines that there is a material fact or issue of law contested, a hearing will be scheduled for a future date; and

IT IS FURTHER ORDERED that if the Commission determines that there is no material fact or issue of law contested, a hearing shall be scheduled at which the Respondent will be limited to presenting witnesses and documentary evidence regarding the issue of the severity of any sanction or penalty to be imposed; and

IT IS FURTHER ORDERED that a copy of this Order be served upon the Respondent as provided in N.J.S.A. 45:15-18, which service may be accomplished by serving a copy of this Order on the Respondent personally, or by delivering a copy thereof to his last known business address via certified mail.

Signed by:
Jairo Rodriguez
2E5C7A9E32F0449...
10/16/2026

Jairo Rodriguez
Executive Director
New Jersey Real Estate Commission

MRH/George Schmoll OTSC REC/Enforcement