NEW JERSEY REAL ESTATE COMMISSION

NEW JERSEY REAL ESTATE COMMISSION	)	DOCKET NUMBER REC-E-26-023
	)	
Complainant	)	ORDER TO SHOW CAUSE
	)	(REC File. No. 10016504)
vs.	)	
	)	
Diamond Roman, licensed New Jersey	)	
Real Estate Salesperson, (Ref. #: 1967721)	)	
	)	
	)	
	)	
Respondent.	)	

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, Diamond Roman ("Respondent") is a licensed New Jersey Real Estate Salesperson; at all relevant times was employed at EXP Realty, LLC; and
2. Respondent has been licensed since January 7, 2019; and
3. On October 28th, 2022 the Commission received a written complaint by Sandra Hill ("Seller"): and
4. Sandra Hill was the home seller of the property at issue which is 14 Fairway Drive, Basking Ridge, New Jersey; and
5. Seller alleged that on May 12th, 2022, Respondent brought an unauthorized male to the property during a home inspection of an oil tank. Respondent was representing the Buyers at this planned inspection; and

6. The unauthorized male was left alone in the house while Respondent exited into the backyard of the house to inspect the oil tank; and

7. The unauthorized male stole a beer from the refrigerator belonging to the seller while unsupervised; and

8. Seller's front door camera captures what seems to footage recorded the unauthorized male figure exiting the front door with a beer in his hand; and

9. Respondent instructed the unauthorized male to then dispose of the beer in the neighbor's garbage; and

10. Respondent's conduct violated N.J.S.A 45:15-17(e). Respondent demonstrated incompetence and untrustworthiness when she did not supervise the unauthorized male. Additionally, Respondent attempted to cover up the unauthorized male's actions through ensuring that the beer bottle was disposed of in the neighbor's trash can; and

11. Respondent's conduct violated N.J.A.C. 11:5-6.4(a) because she breached her fiduciary reasonability when bringing an unauthorized individual into the home of the Seller and failed to supervise him while he was in the home thus leading to this theft of the beer bottle; and

And for good cause shown,

IT IS ON THIS 23rd DAY OF October, 2026

ORDERED that Respondent, 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 Roman 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 Answers must include specific admissions or denials of all allegations in the Order to Show Cause, state the factual basis of each and every factual allegation denied and assert any defenses that Respondent intends to present if this matter is deemed a contested case and a plenary hearing is held; and

IT IS FURTHER ORDERED that failure to comply with all 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 New Jersey Real Estate Commission will review this Order to Show Cause and Answer filed, if any, at a meeting scheduled on or after the **1st** day of **December**, 2026 at 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 hereof to her last known business addresses via certified mail.

Jairo Rodriguez
Executive Director
New Jersey Real Estate Commission

MD/2026 OTSC Roman /REC Enforcement