

The Real Estatement

Vol. 36 No. 2

July 2015

Comments From the Commission Chair



Take the Extra Time

Kathy Weber

Four years ago, as the newly appointed Commissioner, my first experience with IREC was an ARELLO conference in Baltimore. Next was a regularly scheduled commission meeting that had a one and a half day hearing as part of it. Talk about baptism by fire!

Since then I have learned so much and am constantly amazed and surprised at what licensees do that gets them in trouble with the Commission: practicing real estate without a license or on a suspended one, not paying errors and omission insurance on time, not having enough continuing education credits when renewing, forms that are improperly or incompletely filled out, mishandling of consumer funds (earnest money), etc...

The function of the Idaho Real Estate Commission is to protect the public interest, including consistent, fair, and impartial administration of the license law and rules. Below are a few guidelines for licensees to follow that will go a long way to ensure they do not end up in front of the commission; by doing it right the first time this also helps protect the public.

- Take the required or more (!) continuing education hours per license period well in advance of the deadline
- Retain proof of the classes you have completed.
- Renew your license and E&O insurance on time.
- Keep nearby and refer to the current Idaho Real Estate License Law & Rules book.
- Check with your broker whenever in doubt.
- Call or email the IREC staff with any license law question. The staff encourages this, they would much rather help before a situation becomes an issue, and they are very helpful and user friendly.

- Make sure all forms are filled out correctly, acknowledged and dated, any changes after the principals have signed need to be acknowledged and dated by all parties to the transaction.

- Continue to familiarize yourself with new or changed laws.

- Promptly submit earnest money to your broker and keep her/him updated on the status of transactions.

On another subject, Commission meetings are open to licensees and the public in general. Licensees can earn up to four hours FREE CE credit by attending a meeting. We take the Commission meetings to various parts of the state twice a year so agents who attend gain firsthand knowledge and a better understanding of what we do and why. This has helped foster a positive relationship between the staff, Commissioners and licensees. Give it a try!

This year looks to be one of the best real estate markets in the past eight or nine years, in many parts of our great state. When it gets really busy it is easy to let required actions slide, because doing it right does take time. Do take that extra time to review what you are doing and keep your broker updated; in the long run it is worth it.

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News You Can Use

**Jeanne Jackson-Heim
Executive Director**

New Online Services!

At long, long last, the Commission has launched its new and improved online services and public search. You can now renew your license, look up your education, or perform education and license searches from any device, including I-Phones, I-Pads, Androids, desk top computers, notebooks, Windows phones, etc. As with any software rollout, there are still a few bugs to be worked out. If you run into difficulties with the renewal process, including the Access Idaho payment portal, or anything else, please let us know right away.

Changes to Agency Disclosure Brochure

Commissioners approved some significant revisions to the Agency Disclosure Brochure for 2015. In consultation with John Eaton and Miguel Legarreta from the Idaho and Ada County REALTORS®, the new and improved version of the brochure was rewritten to make it more easily understood by consumers and even make it simpler for licensees to explain. One of the purposes of the advertising laws requiring the broker’s licensed business name to be included is for transparency to the consumer. With the proliferation of teams and enhanced individual licensee marketing efforts, there is sometimes confusion. Thus, a new addition to the brochure is a line for the name and phone number of the licensee’s brokerage, for the consumer’s convenience.

By the way, “first substantial business contact” does not mean at the closing table! We have heard of some instances where licensees have not presented the Agency Disclosure Brochure until very late in a transaction. Explaining agency options is an important first step in working with all consumers, including commercial transactions. We hope the revised brochure will be helpful to you and your customers and clients.

The Agency Disclosure Brochure is available in an online version on the IREC website and through the Idaho REALTORS® forms, and in the customary printed tri-fold “blue” version which is available for purchase from the IREC office.

Mythbusters...

It’s amazing how rumors get started and spread. We hear quite a few of them at the Commission office, and we want to let you know there is absolutely NO truth to the following urban legends:

- The Enforcement Department randomly calls licensees to see if the brokerage name is included in voice mail messages.
- You can miss 10 minutes of a continuing education class and still get credit for it under the “ten-minute rule.”
- Property managers have to hold a real estate license by July 1st.

What? No property management licensure?? The rumor mill has really been working overtime on that topic! So...

What’s Up with Property Management?

We have received a number of phone calls at the Commission office asking about the “new property management regulations.”

To be clear, there has been a property management work group discussing the idea of licensing property managers for several years. However, the work group has been on hiatus for about a year and a half, and there are no property management regulations in place or proposed for this coming year.

Please help us provide correct information, and if you have any questions, please don’t hesitate to call our office!

PROPERTY SECURITY

**Detective J. Lloyd
Ada County Sheriff’s Office**



Detectives with Property Crime Division of the Ada County Sheriff’s Office have recently encountered a security issue with houses for sale we’d like to bring to your attention.

We are finding people are stealing key lock boxes that aren’t properly secured to unoccupied homes. That makes it much easier for those thieves to break into the boxes and get the keys out. They then enter the homes.

A good way for real estate licensees to help fight back and prevent similar crimes in the future is to make sure they secure the lock boxes to the residence by the use of a cable lock or direct attachment to the home. This isn’t a cure-all, but we suspect it will make it much harder for criminals to break into the homes of your clients.

Licensee Statistics

As of June 1, 2015

Active Licensees.....	7694
Inactive Licensees.....	2274
Total Licensees.....	9968



Memory Lane

Beckie Kukal
Education Council Chair

WOW! Where does the time go? Here it is, 2015 already, and the Commission has just wrapped up another amazing Instructor Development Workshop and is preparing for the upcoming year with some great instructors and courses for you.

It is with such pride and a little sadness that I am writing my final Education Chair update... Not proud of my writing ability but of the wonderful things the Education Council has collectively accomplished over the last 15 years! I am not the poet or philosopher of past Education Council Chairs, but I will give it my best to have you walk with me down Memory Lane.

Let's start with our Executive Directors. We have been so lucky to have had Donna Jones (who taught me early on the rules of parliamentary procedure) at the helm to guide and direct our ever changing world of education. Donna was followed by our current Director Jeanne Jackson-Heim. Jeanne has shown me what it is to value education and not be afraid to voice an opinion - even if it is contrary to the popular opinion. Thank you, Jeanne, for being such an example and inspiration!

We've had some great Education Directors: Jill Randall Marfice, Karen Seay, Mandy Wood Legarreta, and MiChell Bird. MiChell and Jeanne together are an unstoppable force and are not afraid to go where others dare not go. They have made a name for Idaho in the Real Estate Education world and both serve in the ARELLO arena. If you have not had a chance to see the IREC videos on Agency, License Safety, or Advertising, take a minute and view them... Then thank

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We Don't Want Your Money!

MiChell Bird
Education & Licensing Director



We don't want your money!!

Ok, so I need to clarify... we don't want your money for civil penalty violations! We would like to see our Civil Penalty Fine revenue decrease annually. What does that mean? It means reducing violations for things like renewing licenses without the correct continuing education and failing to maintain E&O insurance!! Here are a few reminders that might help.

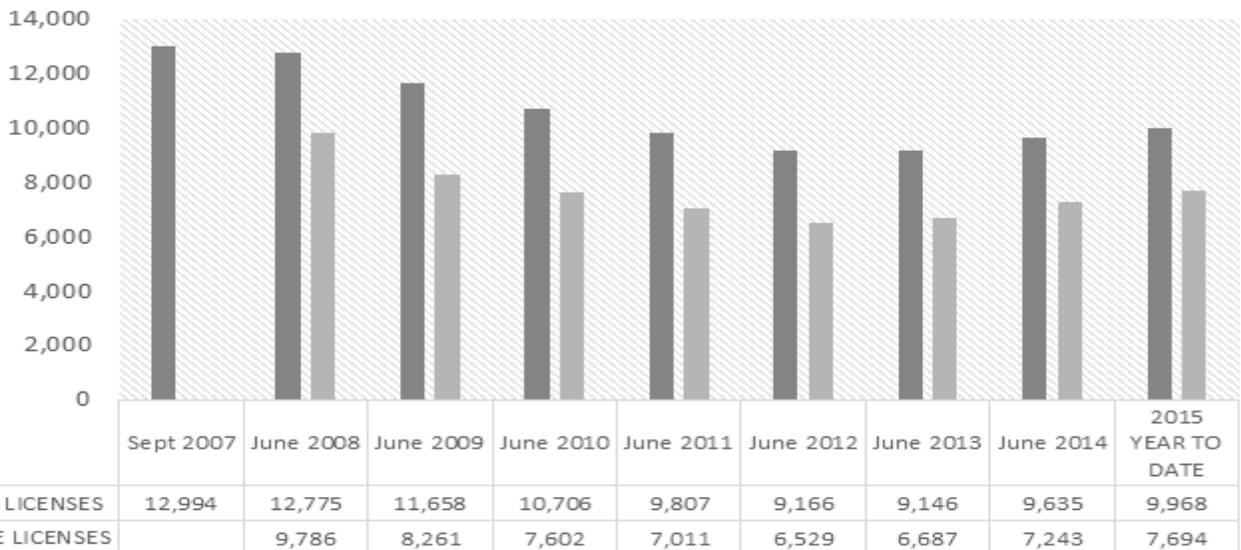
Continuing Education

Last year the continuing education requirements changed. Most licensees (except those renewing active for the first time) are required to have 12 hours of continuing education electives plus two unique Commission Core courses to renew their active license. This means courses must be completed BEFORE you actually renew. When you renew, you have to certify you have completed the appropriate amount of CE at that time. If you have not completed the required CE when you certify that you have, you are falsifying a document to the Idaho Real Estate Commission and may be subject to a penalty.

Having different requirements has caused a small amount of confusion (any change does). To relieve as much confusion as possible, the commission staff reviews each renewal notice and makes notations as to what CE, if any, need to be completed for active renewal. The notices are mailed to your office three months prior to your renewal. You can also review your individual education online by logging into IREC's online services.

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LICENSE COUNT



AUDIT HONOR ROLL

December 2014 - May 2015

David Waldo; DB8277
Waldo Real Estate

Tracy Bixby; DB16733
Idaho HomeLand Real Estate

Marshall E. Mend; DB5361
Marshall Mend Realty, Inc

Calvin L. Harmon; DB3208
Harmon & Associates

Darsi Johnson; DB17874
ERA The Brokerage

**Nicole "Nikki" Veenendaal;
DB31421**

**Keller Williams Sun Valley
Southern Idaho**

Brenda Tanner; DB26568
Tri Star Realty, Inc

Jerry L. Hines; DB3548
Century 21 Riverside Realty

**Nicholas L. "Nick" Roundtree;
DB34672**
Nick Roundtree Real Estate

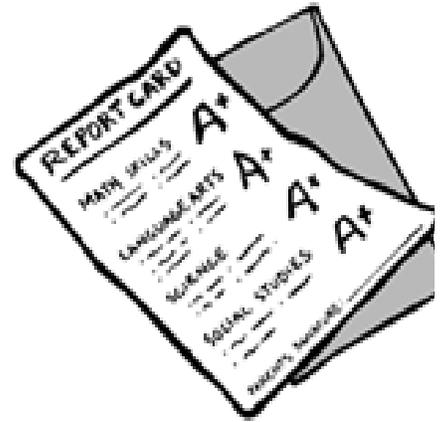
Robert E. Veeh; DB8201
Canyonside Irwin Realty, Inc

**Alison May-Louise Kelley;
DB36961**
West Bridge Realty LLC

Daniel "Dan" Gorham; DB18071
Windermere Real Estate/Sun
Valley LLC

Sheree K. Nelson; DB17203
Nelson Realty LLC

Joanne Wetherell; DB19055
RE/MAX River Run Realty of
Sun Valley



DISCIPLINARY ACTIONS

11/01/14 – 4/30/15

FORMAL ACTIONS

Barnes, Kenneth W., unlicensed individual, KC Real Investments, Inc., unlicensed entity, and KC Holdings LLC, unlicensed entity. Barnes acted as an unlicensed broker and utilized, or attempted to utilize, his businesses, KC Real Investments and KC Holdings, as unlicensed real estate brokerages. In so doing, Barnes flipped or attempted to flip Idaho properties for a profit all while falsely representing that he and/or his businesses held equitable title in the properties. Stipulated to violation of Idaho Code 54-2002 - unlicensed practice; Barnes also stipulated to violation of Idaho Code 54-2003(4) - using warranty and quit claim deeds, option contracts, purchase contracts, and land trusts and trustees in an attempt to circumvent the license law. All respondents are ordered to cease and desist from engaging in unlicensed practice. All respondents are jointly ordered to pay a \$5,000 civil fine, and must reimburse the Commission \$450 for the costs and attorney's fees. All three respondents are jointly and severally liable for the fine, as well as the costs and attorney's fees.

Esparza, Michael Lee, salesperson in Ketchum. Esparza wanted to buy a home, by having someone else purchase it,

then getting his buyer to carry paper for him. He also wanted to dedicate his sales commission to the project. Esparza's broker forbid him from conducting business this way. Esparza did the transaction anyway, and worked the deal while his broker was out of town. This wound up being two transactions, and he named his broker as being responsible. Esparza failed to deliver any paperwork to the brokerage, and used the brokerage fees to purchase his personal residence, despite being instructed not to. The broker terminated his employment, then discovered another transaction where Esparza failed to deliver the paperwork, or the buyer's consideration. Stipulated to violation of the following sections of Idaho Code: 54-2060(3) - failure to account for or remit property, real or personal, or monies coming into his possession which belongs to another by failing to turn in at least three sets of contracts and two earnest money checks; 54-2054(4) - receiving consideration in connection with a regulated real estate transaction, including checks held in uncashed form and promissory notes, and failing to immediately deliver them to the broker or broker's office; 54-2054(9) - accepting any commission, compensation or fee for the performance of acts requiring a real estate license from a person other than the real estate broker with

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The Consumer has Skin in the Game

Craig Boyack
Chief Investigator

The Enforcement Department addresses communication issues every day with someone. I decided to try a different approach to this topic in hopes of reaching a few more licensees. I hesitate to even mention that the violations all fall under the agency section of the law, because communication issues involve both customers and clients.

Representing a consumer does not mean getting the best deal possible for him or her. In many cases, the consumer is looking for something beyond price. What a licensee must do is convey information. Don't make decisions for your consumers. If a buyer wants repair concessions, deliver the request to the seller. If the seller needs more time to vacate, deliver the information to the buyer. If consumers decide to

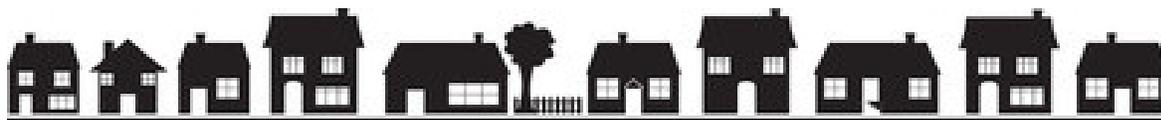
fight over a seemingly inconsequential matter, remember it is their right to do so.

We've seen cases where a licensee advised a seller to take the nice new refrigerator and replace it with a used substitute – after the buyer already made an offer. The buyer saw it, they have a right to expect it. You don't know if the buyer has an even nicer refrigerator, or not. Relay the information.

Rather than telling a buyer she cannot move items into the garage before closing, it is your obligation to ask the seller first. Then it's your obligation to take the seller's answer back to the buyer. Never simply decide on your own what is acceptable. Advise and consult with your consumers, offer an opinion, but remember it's their decision and not yours. The consumer is allowed to make a dumb decision. It is your responsibility simply to make sure it is an informed dumb decision. If it turns out to be a bad decision, nobody will be able to point the finger at you.

It's also important to document this type of communication, whether by notes, e-mail, or even text messages. Evidence of doing a good job gets more important every day. It

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(Memory Lane - continued from page 4)

these two fine ladies for the brain child of these masterpieces... and MiChell... not only can you lead a team... your taste in shoes is impeccable!

In 2002, the CE program was expanded to allow more options in obtaining CE credit instead of taking curriculum prescribed by the Commission. We completed one Core and 8 hours of approved electives, and Core included a test. (Challenging courses was allowed.) 2003 brought another expansion and hours increased to 16 - 12 electives plus a Core - and a fingerprinting requirement was added for licensure. 2008 brought us the ability to check our education online. Prelicense Modules 1 and 2 were revamped complete with exams. A new agency disclosure brochure was revised and adopted.

In 2009, Brokerage Management had a complete rewrite; the new version is now 24 hours and includes the updated BCOO. The new BCOO is an 8-hour live class or a 6-hour online course. Approved topics for CE were revamped. 2010 allowed us to take 2 different Core classes and count one as Core and one as an elective. Preapproved designated courses are listed on the IREC website. And 2014 brought us Core every year and post license for new licensees!

I have had the time of my life serving on the IREC Education Council and made some great friends along the way, from instructors to students, Commissioners and Council members and IREC staff. I look forward to the upcoming year as I complete my last term. It will be bittersweet.

THANK YOU from the bottom of my heart. It has been an amazing and rewarding ride that I will treasure always.

IREC Welcomes Ann Moad

Technical Records Specialist 1 Ann Moad is the Commission's newest employee in the Education & Licensing Department. She comes to us from the Department of Health and Welfare Bureau of Vital Records.

Ann's duties at the Commission include processing salesperson license applications, licensee name changes, office transfers, education and license histories, and exam waiver requests, as well as monitoring compliance with the E&O insurance requirement.

Ann is an Idaho Native who is married to a retired service man and has 3 active children. She has a long history with real estate as both her parents and several siblings have been builders and held real estate licenses in Idaho. Ann is an active volunteer and committee chair of several school and athletic booster clubs. Welcome, Ann!



(The Consumer Has Skin in the Game - continued from page 6)

may seem burdensome, but if you're ever sued you'll wish you had taken the time to get things in writing.

Another issue affecting consumers involves **charging additional fees**. This first happened years ago in the form of transaction, or processing, fees. Some of these are completely acceptable. The consumer has an opportunity to consider them before signing a representation agreement, and has the chance to try a different brokerage if they don't approve of the situation.

Some of the fees create problems. I've written about this before, and it's good to brief upon it to help explain the new situation. This involves a brokerage that collects a separate fee from its buyers, and accepts a sales commission from the seller. This means they get paid by both sides, and a disclosure must be made to all parties.

A **new** issue today involves listings that include additional fees either to the listing firm or to a third party company. These come in the form of a processing fee, technology fee, or a service fee of some kind. It looks kind of like this on the MLS:

Buyer's agent is advised he must present all offers by uploading documents using XYZ Software. Buyer's agent is asked to pay \$\$\$ to XYZ as a transaction fee in order to use the software. There are several problems here.

- Neither the buyer, nor the buyer's agent, signed a contract with XYZ Software. This arrangement is unenforceable against the buyer or the buyer's agent.
- The listing agent must present all offers, whether the buyer's agent uses XYZ or not.



(We Don't Want Your Money - continued from page 4)

Post License – Year One

The Post license requirement for all salespeople renewing active for the first time has been in license law for a year now. The requirement for salespersons renewing active for the first time is completion of Post License Fundamentals (8 hours), a Post License 4 hour module choice, and two unique Commission Core courses. The required 8 and 4 hour Post License courses have been well received and we hope the current Post License curriculum is an essential part of the new licensee's learning process.

The 8 hour Post License Fundamentals course is available live. It is also available online through College of Western Idaho (CWI). The online course is a different format than most online classes taken for elective continuing education. The course opens on the first of each month and cannot be completed until the 20th. During that time, students will complete activities and assignments that are assessed by the instructor. Currently, the 4-hour Post License modules are only available live but stay tuned, we are preparing to make the 4-hour module Pricing, Marketing, and Advertising available online soon. You can locate the Post License course offerings at irec.idaho.gov under the Education Lookup.

- When XYZ's fee is based completely upon a successful closing, it poses the question of unlicensed practice against XYZ. This goes hand in hand with cooperation with unlicensed practice against the listing brokerage.

- We are not Federal investigators at the Commission, but there are questions of whether this might be a violation of the Sherman Act and RESPA. RESPA requires someone to actually perform a service before they can charge a fee in a real estate transaction. The Commission is uncertain whether a dropbox meets that criteria.

- Barring some licensees, and potentially some buyers, from the market could be interpreted as an agency violation, or even reckless conduct. Remember, it is the obligation of the seller's agent to procure the best offer possible for the seller. This includes offers where buyers and/or their agents refuse to use XYZ Software.

Listing agents have the right to pay the entire fee to XYZ Software. They have the opportunity to negotiate a commission prior to taking the listing. If this includes a reduction based upon some kind of technology fee, the listing agent has the right to agree or pass on the listing.

Buyers' agents are not being given the same opportunity in this situation. The buyers want that house, and it is the obligation of the buyer's agent to try to get it for them. It isn't hard to envision a situation where the buyer's agent agrees to use XYZ, but refuses to pay the fee.

The seller has rights here, too. After being presented with an offer, they have the right to reject it for any reason. The point is: All offers must be presented. This includes even when XYZ Software is not used. Remember, an "unbargained for" fee cannot be charged to the buyers or their agent as a prerequisite to presenting an offer to the seller.

Errors and Omissions Insurance

Idaho license law requires all licensees to maintain Errors and Omissions insurance as a condition of holding an active license. If you are licensed with an office that provides E&O insurance, and you move to an office that doesn't provide insurance, you must purchase insurance from another provider BEFORE your license is moved to the new office. The Commission's group insurance policy through Rice Insurance Services Co., LLC is available to all licensees. Visit their website at www.risceo.com for more information.

Speaking of the group E&O policy, don't forget!! The Rice E&O insurance policy expires on September 30th at 11:59 p.m. Mountain Time. Even a one-minute late renewal after midnight on October 1st will cause you to be in violation and receive a fine. When you purchase your E&O online, it is always a good idea to print your certificate and keep it on hand. This will help ensure your renewal process, including premium payment, is completed and received by Rice in a timely manner. Also, you can quickly provide proof of coverage if it is requested in an audit.

If you need assistance verifying your compliance, contact the Commission. Help us help you save money by following the CE and E&O insurance requirements. (It's not about the money, money, money...)

(Disciplinary Actions - continued from page 5)

whom he was licensed; 54-2085(3) - failure to execute necessary representation agreements; 54-2051(4)(b) - failure to include the form of consideration in a purchase and sale agreement; 54-2054(5) - failure to obtain the parties' initials and dates on changes to a purchase and sale agreement; 54-2055(1) - failure to comply with the Idaho Real Estate License Laws when buying, selling, or otherwise acquiring or disposing of his own interest in a regulated real estate transaction; 54-2055(3) - failure to conduct his personal transaction through the broker with whom he was licensed; and 54-2060(12) - gross negligence or reckless conduct. Disciplinary Hearing held February 19, 2015. Given a Formal Reprimand; required to pay a civil fine of \$5,000, but \$1,500 of that amount is withheld provided he successfully complete a Business Conduct and Office Operations class and a Real Estate Law class on or before June 4, 2015; his license is suspended for one year beginning on April 10, 2015. Order on Costs and Attorney's Fees issued May 4, 2015. Respondent ordered to pay costs and attorney's fees in the amount of \$4,427.48 by June 4, 2015.

Gibney, Joel, unlicensed individual. Gibney bought into a program where he would become a lot finder for Capital Homes, LLC. For each successful closing, Capital Homes would pay him \$1,500. He stipulated to violation of Idaho Code 54-2002 - unlicensed practice of real estate. Ordered to pay a \$1,500 civil fine, and \$600 for the costs and attorney's fees.

Goedhart, Sharon, associate broker in Twin Falls. Seller waited until his listing expired to list with a competing brokerage. The new listing agent could not enter the listing in MLS, because Goedhart extended the listing against the seller's wishes. Stipulated to violation of the following sections of Idaho Code: 54-2053(4) - misleading advertising; and 54-2087(1) - failure to perform the terms of the written representation agreement with the seller. Given a Formal Reprimand; required to pay a \$500 civil fine; and \$450 for the costs and attorney's fees.

Kasten, William C. "Bill", designated broker in Nampa. Kasten used his MLS pass key to open a vacant house for his buyer, and left it unlocked for hours before the buyer arrived to view the house unsupervised. The seller locked the house and caught the buyers when they showed up to see the property. Stipulated to violation of the following sections of Idaho Code: 54-2060(3) - failure to account for property; and 54-2086(1)(c) - failure to account for property on behalf of a customer. Given a Formal Reprimand; required to pay a \$1,000 civil fine; and \$450 for costs and attorney's fees; and he must successfully complete a Risky Business #1 and Risky Business #2 class.

Losser, Kristie Lavonne, salesperson in Meridian. Losser was under a one year suspension, whereby, nine months was withheld. While serving the three months actual suspension, Losser continued to represent a client, and even went so far as negotiating and preparing a Counter Offer. Losser stipulated to these facts, and to violation of Idaho Code 54-2002 for unlicensed real estate practice, and 54-2060(10) for failure to comply with the Final Order. A Disciplinary Hearing was conducted; Losser was given a Formal Reprimand;

she is required to pay a \$5,000 civil fine. Her license is revoked, but the revocation is withheld, provided she serve a 12 month actual suspension. She is ordered to pay the costs and attorney's fees in an amount to be determined.

Nitz, Nikki, inactive salesperson, and **Simmons & Associates Northwest**, unlicensed entity. Nitz was unlicensed at the time of this action. She, through her unlicensed company Simmons & Associates Northwest, listed and marketed an Idaho property without an active Idaho real estate license. Stipulated to violation of Idaho Code section 54-2002, for unlicensed practice. Ordered to cease and desist from unlicensed practice in the state of Idaho. Each respondent is required to pay a \$1,500 civil fine; must jointly pay \$450 in costs and attorney's fees. Nitz and Simmons are jointly and severally liable for the payment of both fines and the costs and attorney's fees.

Weld, Eric S., salesperson in Boise. Weld failed to deposit his buyer's earnest money check in the brokerage's trust account upon acceptance of offer. The buyer asked Weld to hold the check while he transferred funds. The transaction ultimately failed, and the seller had no consideration to go after. Stipulated to violation of the following sections of Idaho Code: 54-2051(4)(b) - misrepresenting to the sellers the amount received as consideration; 54-2060(12) - gross negligence or reckless conduct; 54-2086(1)(a) and (b) - failure to perform ministerial acts to assist the seller by failing to ensure his buyer's earnest money was deposited in accordance with the contract terms and for failure to perform the ministerial acts with honesty, good faith, and reasonable skill and care; 54-2086(1)(c) - failure to properly account for monies placed in the care and responsibility of the brokerage. Given a Formal Reprimand; required to pay a \$1,500 civil fine; must pay \$450 in costs and attorney's fees; and he must successfully complete a Business Conduct and Office Operations class.

Whitmore, Sheri, unlicensed individual, and **Morgan Family Properties**, unlicensed entity. Whitmore operated Morgan Family Properties as a real estate brokerage. She used incomplete contracts to create the illusion of ownership, then advertised two different properties for sale. Whitmore and Morgan Family Properties were served with Complaints, which they failed to answer. The Commission issued a Notice of Default Order, and subsequent Final Order, whereby she and Morgan Family Properties, LLC were found in violation of Idaho Code section 54-2002 for unlicensed practice. She and Morgan Family Properties were ordered to each pay a \$3,000 civil fine, and to reimburse the Commission a total of \$1,050 in costs and attorney's fees. Whitmore and Morgan Family Properties, LLC are jointly and severally liable for both fines and costs and attorney's fees.

Late Errors & Omissions Renewal Violations - Civil fine for violation of Idaho Code 54-2013 - failure of a licensee to maintain Errors and Omissions insurance or failure of a licensee to submit or cause to be submitted a certificate of coverage as required. Civil penalty fine schedule for violation: 1st - \$150; 2nd - \$300; 3rd - \$600; 4th - \$1,200; 5th - \$2,400; 6th - \$4,800.

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(Disciplinary Actions - continued from page 8)

Amistoso, Katherine, salesperson in Spokane, Washington - \$150

Assist 2 Sell Buyers & Sellers Realty, corporation in Meridian - \$150

Ayers, Brandon, inactive salesperson - \$150

Batchelor, Allison, salesperson in Coeur d'Alene - \$150

Bell Thompson, Patricia J. "Patty", designated broker in Nampa - \$300

Boswell, Bradley, salesperson in Spokane, Washington - \$600

Conde, Eva, inactive salesperson - \$150

Corsini, Maria R., inactive salesperson - \$150

Coursey, Vanessa R., salesperson in Boise - \$150

Covell, Sharron, salesperson in Boise - \$150

D'Orazi, Thomas W., designated broker in Sagle - \$150

Daellenbach, Holly, salesperson in Boise - \$150

Dildine, Brent A., associate broker in Boise - \$300

Direct Realty, LLC, limited liability company in Burley - \$150

Echevarria, Heather T., salesperson in Boise - \$150

Feinberg, Phil, associate broker in McCall - \$300

Frame, Craig C., salesperson in Eagle - \$300

Front Porch Realty Inc., corporation in Pocatello - \$150

Ganea, Alexandru, associate broker in Coeur d'Alene - \$150

Garden Valley Homes and Land, limited liability company in Garden Valley - \$300

Gregg, Elizabeth K. "Beth", salesperson in Boise - \$150

Harris, Westly D., salesperson in Nampa - \$300

Hatch, Angela G., designated broker in Pocatello - \$150

Higley, Jennifer S., salesperson in Boise - \$150

Hurd, Lisa N., salesperson in Boise - \$150

Hutchison, L. Thomas, designated

broker in Garden Valley - \$600

Inglis, Patrick, salesperson in Middleton - \$150

Jackson, Jennifer A., inactive salesperson - \$150

Jones, Valerie J., salesperson in Garden Valley - \$150

King, Alexander, inactive salesperson - \$150

King, Shawn, salesperson in Meridian - \$150

Lind, Ashlee, salesperson in Coeur d'Alene - \$300

Manfull, Morgan, salesperson in Boise - \$150

Mathias, Laura Lee, associate broker in Eagle - \$150

McCullor, Kayla N., expired salesperson - \$150

McKibben, Tyrell D., inactive salesperson - \$300

McNease, Ivonne N. "Vonnie", salesperson in Coeur d'Alene - \$150

North Coast Properties, Inc., corporation in The Dalles, Oregon - \$150

O'Neill, Lucas T., salesperson in Boise - \$150

Patty Bell & Company REALTORS®, corporation in Nampa - \$300

Pearce, Austan, salesperson in Meridian - \$150

Powell, Lynn Virgil, designated broker in Rigby - \$150

Professional Realty Services of **Washington dba Professional Realty Services of Idaho**, terminated corporation in Spokane, Washington - \$150

Pyne, Dale R., associate broker in Coeur d'Alene - \$150

Rice, Patrick A., salesperson in Boise - \$150

Rubio, Matthew, salesperson in Boise - \$150

Saxton, Robert D. "Rob", salesperson in Star - \$150

Short, Donna, salesperson in Coeur d'Alene - \$300

Stanford, Michele E., salesperson in Meridian - \$300

Starr, Janet, salesperson in Caldwell - \$150

Stimpson, Sean, salesperson in Meridian - \$300

Stimpson, Wm. Kim, designated broker in Meridian - \$150

Summit View Realty, limited liability company in Rigby - \$150

Sweeney, William L. "Larry", salesperson in Nampa - \$150

Terry, Nickolas, salesperson in Idaho Falls - \$150

The Franklin Group, Inc., corporation in Ogden, Utah - \$300

White, Randy A., salesperson in Boise - \$150

Wilson, Travis J., salesperson in Boise - \$150

Late Continuing Education Violations - Civil penalty for violation of Idaho Code 54-2018(5) - submitting a license renewal application without having obtained the CE required by Idaho Code 54-2023; and/or 54-2060(7) - misstatement in the application for renewal of a real estate license. (Previous violation(s) indicated by asterisk(s): * = 2nd violation; ** = 3rd violation.)

Arrand, Kathryn "Kat", salesperson in Coeur d'Alene - \$500

Auchampach, Louise, salesperson in Garden City - \$500

Bernard, Dakri, salesperson in Idaho Falls - \$500

Brock, Jonathan, salesperson in Meridian - \$1,000

Budell, Stacey M., designated broker in Nampa - \$150*

Cypret, Janie, salesperson in Meridian - \$150

Dean, Kendra Sue (Neely), salesperson in Glenss Ferry - \$750

Goodson, Derek R., designated broker in Jackson, Wyoming - \$500

Hall, Gary Thomas, salesperson in Coeur d'Alene - \$500

Hauer, Michael D., salesperson in Meridian - \$1,000*

Hoyd, Allison D. "Dawn", associate broker in Boise - \$500

Knight, Josh, salesperson in Meridian - \$500

Knight, Mark L., associate broker in Meridian - \$150

(continued on page 10)

Idaho Real Estate Commission

(Disciplinary Actions - continued from page 9)

Lamb, Piers, salesperson in Boise - \$500

Lopez, Silvia, salesperson in Boise - \$500

Lopez-Martinez, Jose, salesperson in Twin Falls - \$1,000

Mack, Sean B., salesperson in Lake Oswego, Oregon - \$500

McNeill, Charles B., designated broker in Idaho Falls - \$150

Murray, Kevin C., associate broker in Idaho Falls - \$150

Ottesen, Pal H., designated broker in Seattle, Washington - \$150

Patterson, Janice E. "Jann", salesperson in Coeur d'Alene - \$150

Pearson, Laina S., salesperson in Coeur d'Alene - \$750

Puopolo, Anthony D., salesperson in Meridian - \$500

Sandler, Renice, associate broker in Coeur d'Alene - \$300*

Schatzel, Susan, salesperson in Boise - \$500

Sittig, Greg A., associate broker in Nampa - \$500

Wanstrom, Kelly, salesperson in Rigby - \$150

Ware, Joshua C., salesperson in Boise - \$500

Washburn, Peggy, salesperson in Eagle - \$500

Williams, Timothy P., salesperson in Boise - \$500

Citations – Citation stipulation and civil penalty fine for various Idaho Code violations found during an office inspection.

Koller, Marie, designated broker with Century 21 Magellan Realty in Boise - \$25

Luther, Patricia A. "Patty", designated broker with Rock-N-Roll Realty in Lewiston - \$75

Middleton, William, designated broker with Sage Properties in Boise - \$100

Wheelock, Michael G., designated broker with Premier Properties of Southeast Idaho, LLC, in Pocatello - \$50

Wilson, Lawrence P., designated broker with Malheur Realty in Ontario, Oregon - \$75

Late License Renewal Violations - Violation of Idaho Code 54-2002, 54-2018 and 54-2060(10) - continuing to practice as a licensee after license expired or was inactivated. Designated brokers - \$20 per day. All others - \$10 per day.

Blakeslee, John A., associate broker in Boise - \$10

Fresh, Kirsten E., salesperson in Idaho Falls - \$40

Haas, Cheryl K., salesperson in Meridian - \$30

Holland, Vanna R., salesperson in McCall - \$290

Zweigle, Jason P., salesperson in Meridian - \$30



The former IREC office building in downtown Boise is now....



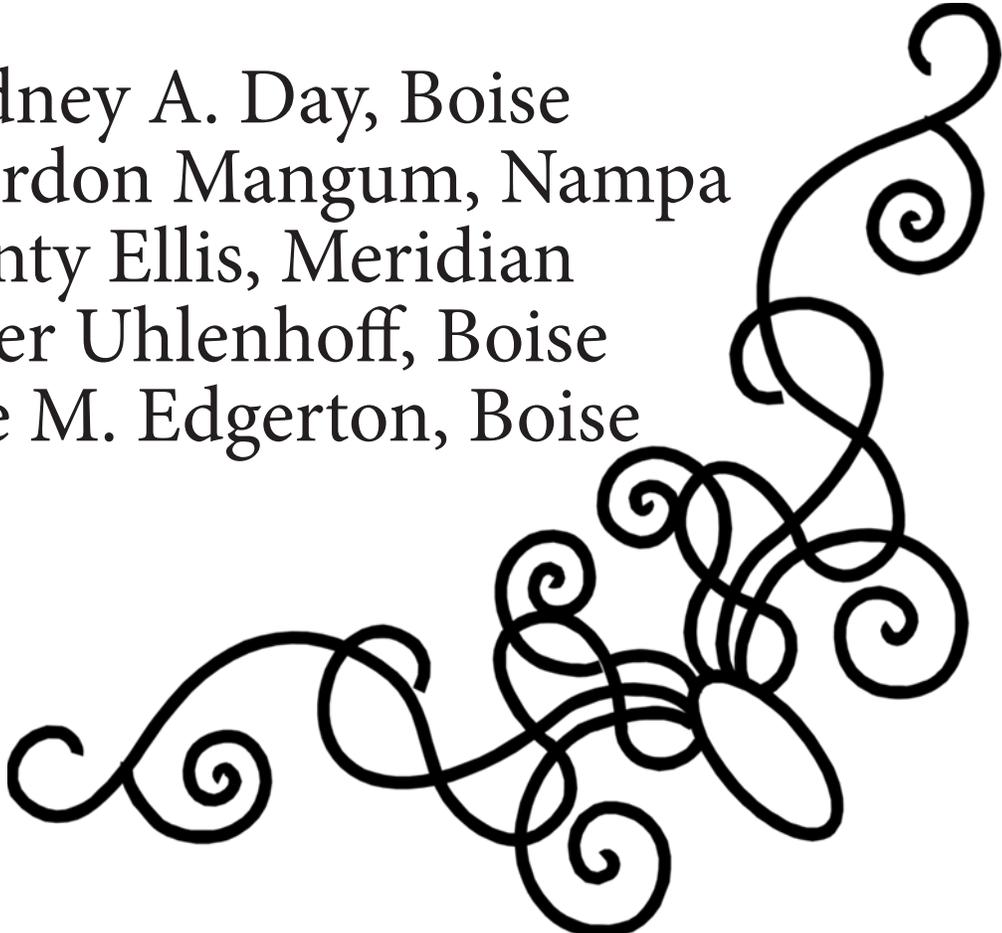
Photo compliments of Linda Miller, State of Idaho Department of Administration - Division of Public Works



In Memory

The Idaho Real Estate Commission
extends its deepest sympathies to the
families of:

Rodney A. Day, Boise
Peter Gordon Mangum, Nampa
Monty Ellis, Meridian
Walter Uhlenhoff, Boise
Elaine M. Edgerton, Boise





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