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AUTOMATIC SUSPENSION, PUBLIC ACT 84 EFFECTIVE JULY 1, 2013

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State of Tennessee PUBLIC CHAPTER NO. 84

SENATE BILL NO. 646

By Tracy, Ketron

Substituted for: House Bill No. 133

By Lundberg

FINGERPRINTING FOR INITIAL LICENSE, PUBLIC ACT 420 Effective January 1, 2014

(Click image to access)

State of Tennessee PUBLIC CHAPTER NO. 420

SENATE BILL NO. 942 By Southerland Substituted for: House Bill No. 944 By Ryan Williams, Sargent NEW TREC RULES

(Click image to access)

TREC Rules, Effective March 3, 2013 RULES (Click image to access)

NEW VLS

VLS Rules, Effective June 2, 2013

TREC's New Office

TREC moved back to the Davy Crockett Tower's 4th floor May 8, 2013. In its early years, TREC was located on the 1st floor of Davy Crockett and until recently was located in the Andrew Johnson Tower. The mailing address and physical address are now the same as well as the mainline phone numbers. All licensing needs are centralized at the Davy Crockett Tower such as licensing business, paying penalty and fees and attendance at a Commission meeting when held in Nashville.



Sign up today to receive e-mail or text notifications on New or Amended Statutes - New or Updated Rules - Changes to Fees - Rulemaking Hearings related to Fees - Significant Changes Impacting Your License - Changes to Policies <u>http://www.tn.gov/notify-</u> app/sign_up.html?agencyId=3





Virtual Offices and Electronic Records

nder current statute, Tennessee requires that every firm have a fixed location with adequate facilities for affiliated licensees. The firm office must conform to local zoning laws and ordinances and must have a sign on the outside of the firm. If zoning laws and ordinances do not permit a sign, then the office will not be approved by TREC. Therefore, licensed firms can be located in a licensee's home or in a space for a specific number of hours per week or month as well as a conference room on an as needed basis. Signage must be displayed to allow TREC or the public to find a real estate office. For firms that operate in a residence, a sign can be as small as a notecard with the TREC required information written on it. If you plan to establish your firm office in your home check local, municipal and HOA provisions to confirm a business operation is permitted as well as a sign. Firms may not operate an office in more than

Unlicensed Activity

During the February 2013 TREC meeting, the Commission discussed a plan of action to notify the public of the issue of unlicensed activity and to instruct the public on how they could be equipped with resources to protect themselves from potential harm. The Commission invited Gary Cordell, Director of Tennessee Division of Consumer Affairs, to discuss a future awareness campaign. This campaign would make use of information supplied by TREC with the Consumer Affairs Division's current multimedia and public service announcements.

Always verify that the person has a license. By visiting <u>verify.tn.gov</u>, a licensee's status with TREC can be discovered. Limited input into the search field is the best method so you are encouraged to search by a first or last name. If available, search by a license number for a limited return of results. This license verification search tool makes use of the Department of Commerce and Insurance Regulatory Boards databases so make sure you see "real estate" listed as the profession as some names or license numbers could be duplicated by other Regulatory Boards.

You can assist TREC's efforts by always keeping a current wallet card with you that is supplied with your wall license and do not hesitate to contact TREC should there be an issue that needs proper attention.

one location. Any additional office, regardless of the frequency of use would be deemed a branch office requiring a Principal Broker's license. Firms that operate inside a building are permitted to use an interior directory.

If a firm maintains an actual physical address with proper signage and complies with zoning laws and ordinances it will meet the initial firm requirements found in TCA § 62-13-309(a)(1)(A). The records must also be readily available. TREC adopted a policy statement 2012 CPS-009 on October 12, 2012 that states all documents required to be retained must be readily accessible in an organized format providing ease in document identification within twenty-four (24) hours of any request for inspection by representatives of the Tennessee Real Estate Commission (TREC). The principal broker of all real estate firms which use electronic recordkeeping methods must develop and utilize a retention schedule which safeguards the security, authenticity, and accuracy of the records for the entire required retention period and which also provides for the use of technology and hardware which ensures the accessibility of records in a readable format. These conditions are pursuant to T.C.A. §62-13-312(B)(6).

DISCIPLINARY ACTION REPORT -

The list of all disciplinary actions taken by the Commission can be found online under the Disciplinary Action Report Link. This link is found under the Quick Links section on the TREC Website www.tn.gov/regboards/trec. The list is updated monthly and reflects the regulatory boards alphabetically.

Amy Mayfield Bio

TREC welcomes Amy Mayfield. She is the vibrant, energetic person who usually answers the phone when you call TREC. Amy comes to

TREC as a former licensee and with 12 years of banking experience. She is a graduate of Dickson County High School and a student at Nashville State Community College. Amy is a mother of identical twin girls and is active with the National Society of Leadership and Success, The Nashville Rescue Mission and Hands on Nashville.





POLICY ON ONLINE TRANSFERS OF FIRM AFFILIATION

Adopted by the Commission March 6, 2013 Policy Statement number 2013-CPS-001 states:

"With regard to firm transfer requests which are completed online, the Commission recognizes the transfer of an affiliated licensee to a new firm as having been completed at the time that said transfer request is completed online and the transfer confirmation is printed only if the following conditions are met:

- Prior to the submission of the online transfer request, the principal broker who is receiving the affiliated licensee into his or her firm has verified that the affiliated licensee has an active Tennessee license and current errors and omissions insurance; and
- 2. A completed and signed TREC 1

form is submitted to the Commission within five (5) business days of the date of the online transfer request."

In order to facilitate this procedure, The Commission with the assistance of the Department of Commerce and Insurance has developed a way to change your firm affiliation online. The address is https://apps.tn.gov/ciupdates.

To Transfer Online:

- 1. The new Principal Broker will need to register online to create an account.
- 2. The transferring licensee will need to get the new Principal Broker to complete the online transfer.
- 3. The fee shall be paid by the firm

and Principal Broker on file with TREC.

- 4. The new Principal Broker will need the licensee number of the firm and the transferring licensee in order to complete the transaction.
- 5. Confirmation will be sent via email.
- 6. An original of the fully executed TREC 1 Form must be sent to TREC by post or courier service within (5) business days of the date of the online submission.
- 7. The transfer of the affiliatedlicensee shall be deemed invalid after the 5th business day of the online transfer should TREC not receive the original form and the affiliate shall be placed in broker release status.

TREC FINDINGS

The complaint submitted to the Commission you are about to read was read into the record and considered by the Commission as a part of the legal report during the April 2013 TREC Meeting. The Commission hears a number of complaints monthly at a scheduled business meeting. The complaint you are about to read was presented and the decision of the Commission included.

"Any consent order authorized by the Commission should be signed by Respondent and returned within thirty (30) days. If said consent order is not signed and returned within the allotted time, the matter may proceed to a formal hearing."

Complaint #2012025731

Complainant was the seller of a home, and Respondent (affiliate broker) represented the buyers who purchased the home. Complainant states that, after the house went under contract and after the home inspection had been completed, Complainant heard banging on Complainant's roof and discovered Respondent and another individual on the roof unannounced, and Complainant states that Respondent should have notified Complainant or Complainant's broker that this would be done. Secondly, Complainant states that three (3) days before closing, Respondent did the final walkthrough with the buyers, and, at that time, Respondent gave the buyers a key to the home from the lockbox. Third, Complainant states that two (2) days before closing, Complainant gave permission for Respondent to allow an electrician in the home, and, an hour later, Complainant discovered the electrician and the buyers in the home without Respondent present. Fourth,

Complainant states that, shortly before closing, Respondent asked Complainant to sign a revised Repair Counter Proposal from Complainant to the Buyer Inspection Contingency Removal/ Notification. The original Repair Counter Proposal from Complainant stated that Complainant would provide an allowance of a sum of money to buyers in lieu of repairs in the form of closing costs and pre-paids at closing. Complainant states that Respondent told Complainant's broker that there would be problems with processing the buyers' loan if Complainant did not sign a revised Repair Counter Proposal which provided for the same allowance of money in the form of closing costs and pre-paids at closing but eliminated the repair reference, which Complainant states that Complainant felt forced to sign. Fifth, Complainant states that on the day before closing, Complainant

E & O Penalties

The Commission's mission is to protect the public and to enforce the Broker's Act and the statutory requirement that all licensees purchase and maintain E & O insurance which meets or exceeds the minimum requirements established by the Commission. As of July 1, 2013, the Commission's records reflect that the licenses of the following individuals were suspended because they had not provided evidence of errors and omissions insurance coverage that complies with the required terms and conditions of coverage to the Commission, as required by § 62-13-112 and Tenn. Comp. R. & Regs. 1260-1-.15 and, therefore, the licenses of these individuals were suspended on that date as mandated by Public Chapter No. 84. The Tennessee Real Estate Commission will make future lists available in every edition of the *News-Journal*. The aforementioned allegations have not been adjudicated and some licenses suspended July 1, 2013 have since provided proof of E&O coverage.

	294380	TN	JOHN B BRADLEY JR.	071000	T 11									
		IIN	JURIN D DRAULET JR.	271368	1 IN	LARRY LAMARR LAKINS II	324516	NC	LESLIE SAMUEL MATTHEWS	325415	GA	BONNIE JEAN DANIEL	305964	ΤN
ALESIA GAIL PARKER	309536	KY	JOHN FREDERICK BRUCKEL	324220	NC	MARTIN E. LEDERMAN	313240	ΤN	LINDSEY DEAN LACEY	294306	NC	BRENDA RUMMAGE REED	304124	TN
ALLEN KIRBY CROWDER	325006	ΤN	JOHN H. STIDHAM JR.	322041	ΤN	NETTA SUE MCKNIGHT	24783	NC	LUKE A WILLIAMS	306611	KY	BRIAN PAUL BIRD	317857	GA
ANDREA YOLIMA MORENO	325102	ΤN	JUSTIN DONALD ALBRIGHT	300703	ΤN	PAUL K THOMPSON	208469	ΤN	LYNDA HOUCK	251898	KY	BRITTANY MICHELLE SIMONELIC	300293	TN
ANGELA SMILEY-YELVINGTON	321123	ΤN	KAMILAH CHIVAR BROWN	308955	ΤN	RAYMOND BRACKY ROGERS	239711	NC	M. MICHAEL NIXON	267151	ΤN	CAITLIN MICHAL SHLOUSH	323586	TN
ANN H JORDAN	297725	ΤN	KATHY J. HOOTEN	261678	ΤN	THOMAS JOHN KARRAS	313321	CA	MARC STEVEN POLLACK	325577	GA	CAPPI LOVE	201480	TN
APRIL BISHOP HOBBS	298177	ΤN	KIM M KELLEY	298739	ΤN	W. MEAD SILSBEE III	303316	AL	MARK C BUNCH	208352	ΤN	CHARLES RANDALL PEPIN	323713	TN
ART W. CROUCH	285156	ΤN	LARRY JOE TURNER	272428	ΤN	WILBERT SAIN	218136	ΤN	MARY MELISSA SEALES	323756	FL	CLAYTON "CLAY" DAVIS	292484	TN
BEN TRUEX	280332	ΤN	LIANNE K. ROLLINS	216684	ΤN	WILSON P BURTON JR	223314	ΤN	MATTHEW DONALD MESSIER	291312	FL	CLINT MORRIS REED	316968	TN
BETTY H BURKE	55005	ΤN	LISA K. BURKS	259272	ΤN	B. KEVIN GREEN	292646	ΤN	MAYRA C. SALGUERO	282290	GA	CLYDE "BUTCH" WELDON DOWNS	276406	TN
BOBBIE DALE DREW	301420	MS	LUCI WATSON BATT	319972	AL	BARBARA D CAMPBELL	297067	KY	MICHAEL TOBIN NEWMAN	324133	MS	COREY EUGENE BLAKE	324421	TN
BRENDA GAYLE POOLE	300211	ΤN	MARK ROBERT JAMES	318099	MS	BEN M CURLIN	207143	ΤN	RICHARD D. RUTHVEN	324185	GA	CORKETA MARTIN	307903	TN
BRENDA STEWART	255447	ΤN	MARTIN S SMITH	303320	AL	BENJAMIN'BEN' BATES PAYNE	316147	KY	ROBERT "BOB" JOSEPH PREJEAN	320434	NC	CYNTHIA "CINDY" ANN CROTTY	314702	TN
	254070	ΤN	MATTHEW TYLER OVERBY	325553	ΤN	BILL R. NORRIS	286659	FL	ROBERT "BOB" R. SNOW	271548	KY	CYNTHIA DAWN RIDER	287351	TN
	279147	ΤN	MELODY ANNETTE HOWELL	308230	TN	BRANDON EMERSON WEBSTER	320552	AL	ROBERT R JOLLY JR	303315	AL	CYNTHIA L THOMAS	236190	TN
	254890	TN	MIAMI LYNNE TRENT	323876	TN	BRENDA JO PRITCHARD	323483	FL	RONALD RYAN HOLMES	313903	GA	DANIEL HENLEY	81389	TN
	313936	TN	MICHAEL L. RAY	269642	TN	BRIAN DAVID FORD	324499	NC	ROSE A. SHORE	16159	TN	DANIEL EDWARD ALEXANDER	294814	TN
	256358	TN	MICHELLE LYNN MONTGOMERY	306503	TN	CAMERON "BROOKS" BOLTON	269385	TN	SAM EPSTEIN	56361	TN	DANNY L RYAN	300389	VA
	320444	TN	MOLLY JOANNA PHILLIPS	316108	TN	CECILIA "ZSA" A. ROCKEY	300949	TN	SHELLEY J. THOMAS-SEARS	284082	GA	DARRELL GLENN BROWN	312073	TN
	254346	VA	NEAL A. DOUTHIT	287360	AL	CHARLES STOWER ROACH JR	303666	GA	SONJA D. STEPHENSON	264177	TN	DAVID A. MILLER	325317	TN
	325982	TN	PAUL DANIEL HICKS	324249	TN	CHASITY D DEARMOND	295036			24253	TN	DAVID CANNON	286216	TN
		TN			TN			TN TN	STANLEY B BROWN		TN	DAVID COLBY	273795	TN
	296975		PHILIP TODD MASON	296290		CHERYL A WILKERSON	293013		TABETHA HORTON	274850		DAVID DELANO FLIPPO	323606	TN
	321163	TN	RAYMOND DERRICK GUERRA	324855	TN	CHRISTINA E HASAMEAR	315448	TN	TINA KATHY HALL	315288	GA	DAVID L. BARNHART	258784	GA
	282304	TN	ROBERT "BOB" I. ROBERS	320482	GA	CHRISTOPHER VANDERGRIFF	325244	AL	TODD JEFFREY EMERSON	322607	GA	DAVID NELSON	289133	TN
	302161	TN	ROBERT MATTHEW ZALUCKI	325225	TN	CINDY A. JASPER	253334	TN	W. TURNER ASKEW	50125	TN	DEBORAH MARTIN	324400	TN
	324608	TN	ROBERT H. CHILTON III	231460	TN	COLLIN M. ELLINGSON	271760	TN	WALLER "WALLY" REECE	236324	TN	DEDRA BERNITA PRESTON	324463	TN
	314648	TN	ROGER DALE REDIKER	315810	TN	CONSTANCE CONNIE J. MITCHELL	252686	TN	WATSON ANDERSON	205679	TN		267326	TN
	261633	ΤN	ROSE LE PHAM	304141	TN	CYNTHIA "CINDY" L. HIGHTOWER	320138	AL	WILLIAM "BO" GRIFFIN BARRON II	312706	KY	DEDRA S. KROPCZYNSKI		TN
	271871	ΤN	ROY GLENN JOHNSON JR	325330	GA	DAVID HARRISON JOHNSON	294746	ΤN	WILLIAM JOHN BARNES	294386	VA	DESIREE SIMONE COOPER	320341	
	325228	ΤN	SANDRA "BRENT" LEE PARRY	315259	ΤN	DENISE ANN ELLIOTT	324889	ΤN	ZACHARY "ZACH" MARK JAMES	322619	NC	DOMINIQUE PRYOR ANDERSON	306424	TN
	324106	ΤN	SANDRA L. WHEELER	266472	ΤN	DEWITT FRANK MULLINS	256280	GA	CHASE H. TIPTON	324978	ΤN	DONALD "DON" L. OSTRANDER JR	303799	TN
ELDON L. WIMBERLY	221820	ΤN	SARAH CROCKER WHRITENOUR	321311	GA	DWAYNE LEE RICHARDSON	325467	GA	GREG B. FRAZIER	279763	ΤN	DONALD KYLE CAVIN	323789	GA
ELEANOR "ELLIE" MARY ECK	324402	GA	SEAN D. STEPHENS	275945	ΤN	FRED GARY EASON	322669	AR	RICHARD "RICK" L ADRIAN	283073	ΤN	DONNA D. HARDEN	300894	TN
ELIZABETH "LIZ" ANN DAVIS	305365	ΤN	SHARON DENISE JETER	325643	AR	GEORGE LIST COOPER	315225	ΤN	MICHAEL BRETT FITZ	321483	ΤN	DOREL ANTIMIE	280604	TN
ELIZABETH R AYCOCK	297077	NC	STEVEN "STEVE" E SHRUM	231222	ΤN	GORDON T. HOWELL	273504	KY	AARON STORY	299237	ΤN	DUSTIN WADE BREEDEN	323838	TN
GARNET M. EVERSOLE	286651	KY	STEVEN E. NICLEY	261149	ΤN	IZAAC MERRIWEATHER JR	283586	ΤN	ADAM S BRYAN	300604	ΤN	ELSA MICHELLE GARRETT	323821	TN
GARY LEE MOSLEY	324063	ΤN	SUSAN PETERSEN	287910	ΤN	JAMES A. BUCK JR.	323548	MO	ALEXANDER "ALEX" B. ROBINSON	323587	ΤN	ELSA S. MORRIS	207605	TN
GINA DAVIS TURMAN	289531	TN	TAMMY TAYLOR DOUGLAS	325550	ΤN	JAMES WESLEY "TUFFY" RUSSELL	324845	GA	AMANDA K. VIOLA KORBY	323942	ΤN	ELSIE MEI WANG	294539	TN
GRETTA YVETTE BRYANT	303048	TN	TARAH ADKINS WEBBER	321029	ΤN	JANIS J. BREWER	248248	ΤN	AMANDA LEE KNOX	320274	ΤN	ERIC JOHN BARRETT	276718	TN
HANNAH REED SLEEPER	325554	ΤN	TASHA VALENTINE KESTERSON	316828	ΤN	JENNIFER KUHN MCAFEE	320020	GA	AME AUTUM SOMIRS	324389	ΤN	ERNEST PALMER IV	291211	TN
HELENA ANNMARIA MATHEWS	324045	ΤN	TIFFANY LEAH BELL	294780	ΤN	JERRY CRAIG KING	279785	AL	AMY FAITH SCHOFIELD	265665	ΤN	EVETTE YVONNE DUPREE	301014	TN
HUGH GUTHRIE	276932	MS	VALERIE WICK KOEHLER	315715	ΤN	JERRY DELAND BEACHAM	323424	GA	AMY M. MEYER	291485	ΤN	F. RICHARD MESSINGER	285596	TN
J. A. "TREY" HAYDEN III	242956	ΤN	VICTOR B. KING	253679	ΤN	JOHN A MEESE	8069	ΤN	AMY SMITH	288075	ΤN	FLOYD BLAIR NATHAN	320617	TN
JACKSON "JACK" DALE THOMAS	324290	ΤN	WENDY JO WELCH	324784	GA	JOHN A. BLACK	261517	ΤN	ANDRE TERRELL WILLIAMSON	303955	ΤN	FRANK J GUSMUS	298691	TN
JAMES EARL HICKS	298881	ΤN	WILLIAM "BILL" EDWIN PALASKI	318937	FL	JOSEPH M. BEGLEY	256009	ΤN	ANDREA LEA MINFORD	319736	ΤN	FREDERICK "FRED" LEE JONES	317529	TN
	205409	ΤN	WILLIAM BUNCH CLEMENTS	303318	AL	JOSEPH WILLIAM LAUF	318776	ΤN	ANGELA REED	299330	MS	FREDERICK JOSEPH ROSKOP	320626	TN
	256209	ΤN	AUSTIN BRYANT GREEN	324498	NC	JULIA S. EGGERS	258533	ΤN	ANGELA S. MORGAN	262429	ΤN	GAIL LYNN HENRY	300322	TN
		KY	CHERYL LEA JOHNSTON	325009	GA	JULIE MARIE HUGHES	325008	GA	ANTHONY T MORRISON	303383	TN	GARY D. YODER	267690	TN
	323383	GA	CHRISTOPHER N. CLABOUGH	259512	TN	KAREN ANN CARTER	325350	AR	ASHLEY DAWN CULBERTSON	324529	VA	GENEVA ELIZABETH WATSON	324268	TN
	295546	TN	DEBBIE A VIER	325888	KY	KATHY JO KELLY-JACOBS	318009	GA	BEN W GARY	6856	TN	GINA DAWN PHILLIPS	323982	TN
	323852	TN	JAMES "J.L." LEWIS FORKE	324345	TN	KENNETH E BYRD	252878	KY	BENJAMIN "BEN" C. COOK	303251	TN	GREGORY MICHAEL WILLIAMS	302192	TN
	280251	TN	JAMES BRIAN MAY	306554	TN	KRYSTAL DAWN KIRKMAN	314943	KY	BENJAMIN J. ADAMS	273979	TN			
OLIVIT L. TOTINET	321158		KAREN J. MANSEL	255099		LANCE A BEATY	302337		BIWEN "BRYAN" DONG	325088	TN	cont_	next p	age
JESSICA JOANNE HOLLY								An	LUNCE DETAIL DUNG	12:1000	1 IN			



Penaltiescom	nt.		MICHAEL "DAVID" DAVIS MICHAEL "DEAN" SPIGNER	322569 230370	TN TN	WALTER HUGHES WALTER L. COTHERN	270395 260848	TN TN	DEBRA "DEBBIE" JANE THROOP DEREK M LEMONS	260911 325123	TN TN	MANUEL EUGENIA CIVIL MARI CATHERINE MAPLES	325549 324713	
		TN	MICHAEL DEAN SPIGNER		TN			TN			TN			
HAROLD "DEAN" SAVELL HELEN KEEGAN BROWN	324354 325639	TN	MICHAEL ANTHONY JOHNSON MICHAEL "MIKE" DEVONE CHASE	319878 312646	TN	WENDY DIANA LANE WESLEY B. CINCORE	320084 278237	TN	DERRICK TYLER JENKINS DONNA JO-EVIN HASH	311713 323664	TN	MARIA EUGENIA RUIZ MARIN "MARIO" V. NEGREA	325380 324083	
HOANG "JOHNNY" NGUY	276353	TN	MICHAEL LYNN BRENTS	323429	TN	WESLEY BROOKS BOYETT	324580	TN	DONNA LEE HARRIS	316230	TN	MARK D. ROBERTS	286493	
J. B. SAVAGE	314274	TN	MICHAEL S. YAMAMOTO	274086	OR	YETTA Y. JUSTICE	295737	TN	DONNIE "MAC" G. MATCHINSKE	325124	TN	MARK W. ALLEN	280287	
J. EVERETT PIDGEON III	278022	TN	NICOLE "NIKKI" PAGE WEST	317290	TN	AMANDA ELAINE GEORGE	323845	TN	DOUGLAS WILLIAM HOGAN	325235	TN	MARLENE A. FORRESTER	280680	
JACKIE SUE O'KELLEY	324054	TN	PAMELA BAKER-BONGFELDT	313454	TN	AMY M. PECK	271770	TN	DUSTIN S DAVIS	275854	TN	MARSHA L. ADAMS	314573	
JACKIE SUE U KELLET	323633	TN	PAMIELA BARER-BOINGFELDT PATRICIA "PATTI" G. MARSHALL	300540	TN	CHAD ERIC ATWOOD	325024	FL	EMILY SUZANNE CHOUMBAKOS	324695	TN	MARY ELLEN BROKAW	324092	
JAMES LARRY MORRISETT	325510	TN	PATRICIA "TRISH" LYNN KNIER	320741	TN	CLEDICE "CHRIS" C. NEELY	264359	TN	ERIC GROVER TARLTON	325571	TN	MATTHEW CHARLES WICKHAM	324092	
JAN ERIK GORANSSON	302385	TN	PATRICIA TRICIA SWIM ROSKOP	247959	TN	CLINT ALAN MCAFEE	317537	TN	ERIC HOUSTON ANTHONY	324960	TN	MAURICE DEWAYNE GOINS	325016	
JAN WILSON	270892	TN	PAUL DUNCAN ROGERS	323866	TN	DEBORAH KATHLEEN HARRIS	320193	TN	ETHAN BUCKNER FARLOW	325369	TN	MEGAN NICOLE SMITH	323618	
JARRELL TROY CAMPBELL	324804	TN	PEPPER MARIE GRUBBS	307223	TN	ELIZABETH "BETH" L. WOLTERS	303482	TN	GARFIELD "EMMANUEL" FREDERICK	321472	TN	MELISSA MICHELLE WALDEN	324618	
JASON MARTIN DIETZ	314149	TN	PETER"PETE" PAUL CORDELLI	300053	TN	JOHN E. ANGEL	291697	NC	GERALD D. RICKARD	283329	TN	MICHAEL C. GREEN	290513	
JAWAD "JAY" ALI F.A. ZOUBI	324461	TN	PHYLLIS H. COX	264090	TN	JOHN LAFAYETTE WHEELER JR	321382	NC	HAROLD DEAN ROBBINS	311217	TN	MICHAEL JOSEPH CAMPBELL	324095	
JEFFREY GLEN DAVENPORT	315811	TN	RACHEL LEANNE HENLEY	324848	TN	MATTHEW FRANCIS BOWMAN	307446	NC	HECTOR RODOLFO MORELL	320380	TN	MICHAEL LYNN HUSKEY	324055	
			RANDALL "RANDY" J. GIBBONS	307984	KY	MICHAEL SHANE WRIGHT	307440	NC	HELEN HAMANN	324970	TN	MICHAEL ETNIN HOSKET	287367	
JEFFREY"J.J." LEE BRINDLEY JR. JENNIFER M HALINKOWSKI	314899 298450	TN CO	RAYMOND FRANK QUINN		ТХ	TOMMY MCRAE	255809	TN	HILARY L. KERSHNER		TN	MICHELLE MARIE BAKER	323552	
		TN		258086	TN				IVANA PEJDANOVSKA	308401	TN		323552	
JEREMY JOSEPH LANT	323698		REGINA F MARTIN	214481		YANCY L. COKER JR	231003	TN		325641		NANA KWABENA OWUSU ACHAW		
JERRI S. BRIDGES	267072	MS	RICHARD PAUL TORRANCE	325733	TN	AARON HARTE LEICHT	315336	TN	JACOB "JAKE" LEE HOWELL	321672	TN	NICHOLE ALISHA YORK	324975	
JESSE SHANE CAMPBELL	321948	TN	RICHARD ALEXANDER BOLES	314121	TN	AARON M. RUSSELL	314707	TN	JACOB CHRISTOPHER NICHOLSON	324884	TN	NICOLE JANEEN CARTER	325151	
JILL WATSON SZAKACS	325153	TN	RICHARD FILLBACH	291187	TN	ALEX TAYLOR BOTKIN	324100	TN	JAMES "JIM" CLIFTON OWENS	323882	TN	NICOLSHA SHAREE BUTLER	324668	
JOANNE SMALLWOOD	313201	TN	RICHERA D. JACKSON	283379	TN	AMANDA ELAINE VAUGHN-LA BELL	305166	TN	JAMES "JIM" FINIS ROSSER	324446	TN	PENNY KAYLENE POOLE	323936	
JODI LEE BLYZES	321525	TN	ROBBIE F. LITTLE	52233	MS	ANNE KOLBY GUPTON	325093	TN	JAMES ERNEST HAMMOND	325069	TN	PHILIP "PHIL" NORBERT LIOCE	324630	
JOHN FRANKLIN WOODS III	320091	TN	ROBERT "RICK" LEE TRIMBACH	317900	OH	ANTONIO "TONY" VAN SCOTT	325020	TN	JAMIE C. WHEELER	325098	TN	RALPH "RICH" RICHARD BROWN	325163	
JONATHAN D. JONES	279499	ΤN	ROBERT JOHN "BOB" DIENHART	323724	TN	ARIANA LOUISE MCCARTER	283903	ΤN	JASMINE RENEE ANDREWS	324988	ΤN	RANDALL "RANDY" K. YATES	323569	
JOSHUA "JOSH" TAYLOR FROST	325278	TN	ROBERT MILTON RILEY IV	324563	ΤN	ATHIA JAYDE SCHLEIF	324705	ΤN	JASON BOYD WYATT	324201	ΤN	REBECCA SOPHIA HAWKINS	317031	
JOSHUA DAVID RANTZ	324896	GA	ROBERT T. MACE	299843	ΤN	BARBARA A BARNES	277019	ΤN	JASON LEE CHERRY	320406	ΤN	RENA DIANA DAVIS	325137	
JOY BEIDLER	288555	ΤN	ROBIN M. FARMER	280727	ΤN	BART H. RHODES	324546	ΤN	JEAN KAY CHAPPELL	324787	ΤN	RHONDA KAY MCPEEK	316639	
JUDY M. OZMENT	22556	ΤN	ROBYN LASHAUN BROWN DUBREUS	325207	ΤN	BEAU RAY ICKES	324615	ΤN	JEAN PAUL CHARRIEZ	320383	ΤN	RHONDA LOUISE KING	326651	1 TN
JULIE LOUISE WHITE	324722	ΤN	ROCKY TYLER HACKWORTH	323662	ΤN	BELINDA MARIE JONES	324659	ΤN	JEFFREY ALAN SHEPHERD	319991	ΤN	RICHARD "RICH" MILES ELLIS	324732	2 TN
JUSTIN DAVID SCHLIEP	325122	ΤN	ROSEALEE CAREY SOMMERS	308297	ΤN	BENJAMIN BRADFORD DEVORE	324792	ΤN	JEFFREY LEE PROVANCE	324006	ΤN	RICHARD MICHAEL LOUNDERS	324144	4 TN
JUSTIN DEMETRIUS SOULTATOS	313247	ΤN	RYAN ALEXANDER BURNS	325232	ΤN	BENJAMIN TODD BLOUNT	324583	ΤN	JENNIFER E. JOHNSON	323860	ΤN	RICHARD J. GABEL	258883	B TN
JUSTIN M. SHARPE	317879	ΤN	SANDRA "SANDEE" L. JOHNS	323899	ΤN	BLAIN CLIFFORD MATTHEWS	324737	ΤN	JENNIFER RENEE RUIZ	313160	ΤN	RICKI NICOLE CRAFT	325095	5 TN
KAREN HODGE	288110	ΤN	SANDRA J LAMBERT	300518	MS	BOBBY HUSKEY	324351	ΤN	JEREMY DEREK RULE	323857	ΤN	ROBBIN R. CAUDILL	284399	9 TN
KAREN M. RAYBOULD	323573	ΤN	SARA D. HUTTON	325427	ΤN	BRANNON J HALL	278811	ΤN	JEREMY J SAINE	317888	ΤN	ROBERT "BOB" E. WYRICK	324735	5 TN
KAROLYN K. RICHIE	272023	ΤN	SCOTT LEE CREASEY	306957	ΤN	BRIAN JAMES YOUNG	325015	ΤN	JODIE L. TOUCHTON	321683	ΤN	ROBERT STEVEN JOHNSTON	324859	9 TI
KATHLEEN B. BUMPUS	267011	ΤN	SERAPHIM "SAM" J. LAWHORN	323881	ΤN	BRYAN EDWARD SIEGEL	272578	ΤN	JODY THERESE BERTRAM	323846	ΤN	ROBERT JERMAYNE MCGHEE	324667	7 TN
KATHY FILLBACH	288661	ΤN	SHAHIL "SAM" MERANI	325300	ΤN	CHARLEE A. BISE	325373	ΤN	JOHN E. RENFRO	320407	ΤN	ROBERT WILLIAM LEOPARD	324094	4 TN
KATHY FRANKS WARREN	294826	ΤN	SHANNA LANE HALL	296853	ΤN	CHARLES STEWART CULBERTSON	318799	ΤN	JOHN E. STARK	324301	ΤN	RYAN J. MELANSON	324976	6 TN
KERIA LATISHA DYE	296892	ΤN	SHANNON B. HOFF	285337	AL	CHARLES DUANE BUSH	323851	ΤN	JOHN MARK DALE	324543	ΤN	SCOTT ANTHONY DREW	324966	6 TN
KEVIN EUGENE SNEARY	320793	ΤN	SHARON J. EDWARDS	324289	ΤN	CHARLES EDWARD GRIFFIN	325745	ΤN	JOHN MARSHALL CAMPBELL	324791	ΤN	SHANNON G. DOWNS	324253	3 TN
KIM RENEE BEAL	297342	ΤN	STEPHANIE DEAUDRA MOSS	324070	ΤN	CHARMAINE D. BURNS	278516	ΤN	JOHN PRESTON DECK	324670	ΤN	SPENCER COREY SKINNER	324789	9 TI
LAKESHA "KAY" PARSON	288431	ΤN	STEPHANIE M. GREEN	272943	MS	CHASE EDWARD NELSON	325684	ΤN	JOHN RAY BOSWELL	325033	ΤN	STEPHANIE L DAVIS	325121	1 TN
LARRY BRUCE OHRBERG	299765	ΤN	STEPHEN JOHN BRADY	320442	ΤN	CHRISTIE DAWN WALTON	325126	ΤN	JONATHAN R BOSWELL	324954	ΤN	STEVEN EDWARD NEVENS	304809) TN
LAUREN CATHERINE HARTSTERN	312898	ΤN	SUSAN LYNN BOYLE	295901	ΤN	CHRISTOPHER JOEL HARTWELL	324018	ΤN	JORGE LUIS OTERO	320585	ΤN	STUART WILSON CHANDLER	325026	6 TN
lawana L. Ivey	287064	MS	SUSAN MEIER BURKE	320524	ΤN	CHRISTOPHER LEE SMITH	324846	ΤN	JOSEPH AUSTIN ROSS	323624	ΤN	TAMARA LEIGH AUTELITANO	323690) TN
LEILANI J. DAVENPORT	295430	ΤN	SUSAN P. RAY	303119	ΤN	CHRISTY MICHELLE ALLEN	324885	ΤN	JOSHUA ERIK WHITE	324600	ΤN	TAMMY DAWN HARRIS	324021	1 TN
LESLEY L. MCGHEE	269507	ΤN	SUSAN W. FORD	261128	TN	CINDY ELLEN BROWN	325255	ΤN	JOSHUA MATTHEW STEVENSON	324205	ΤN	TANYA FAY HILLER	324876	6 TN
LINDA BOYCE DAVIS	316515	ΤN	TELETHA "LISA" LASHAN HERRON	320718	ΤN	CLAUDIO FRESCAS	325220	ΤN	JUANITA JARITO BROWN	324909	ΤN	TAYLOR MARIE CUKO	325497	7 TN
LINDA C SMITH	322381	ΤN	TERESA Y MOEN	293869	ΤN	CODY VINCENT CHRISTENSEN	325191	ΤN	JUANITA WALTON	323951	ΤN	THOMAS ST ANNE FRANCE JR.	324932	2 TN
LISA A. HAINES	264252	ΤN	TERI NICOLE MATHEWS-WATKINS	286301	ΤN	CONNIE MIN KIM	324316	ΤN	JUDITH ELIZABETH BAKER	324931	ΤN	TIFFANY ANN HOLMES	325101	1 TN
LISA JEAN QUILLEN	323398	ΤN	THERESA A. RONGHOLT	287358	ΤN	CRAIG ALLEN KELLEY	323730	ΤN	JUSTIN HENRY GLINN	325234	ΤN	TONYA A. MILLER	324484	4 TN
LOGAN MILLER DOUGHER	323658	ΤN	THOMAS MICHAEL PHILLIPS	323984	ΤN	CRAIG BOWENS FREEMAN	324930	ΤN	KENNEDY DONNELL COZART	323912	ΤN	TRAVIS V. STRIKE	324739	9 TN
LOIS ANN GREGORY	314132	ΤN	TINA CARLEEN GOODWIN	301668	GA	DAN NORMAN POOL	324634	ΤN	KENNETH WILLIAM TRUSS	299061	ΤN	TROY CORNELL RICHARDSON	321239	9 TN
LORIA ANN SCARLETT	323832	ΤN	TINA MARIE PERRY	321932	ΤN	DANIEL T GIACOMINI	325384	ΤN	KEVIN "COOP" ANSON COOPER	325711	ΤN	WHITNEY SEPTEMBER MAPLES	313365	5 TN
MARGIE M. COLLINS	285152	MS	TODD ALLEN DORON	315020	TN	DANNY ALAN BALLEW	323886	TN	KIBBEE C. MCCOY	272163	TN	WILBERTO MALDONADO	325045	
MARK WAYNE LAPRISE	324008	TN	TONJA LYNN WEST	314945	KY	DANNY G MORTLAND	325059	TN	KRISTOPHER MICHAEL MCDONALD	324425	TN	WILLIAM "BILL" C. PACKETT	271124	
MARY "CATHY" BRADDOM	290292	TN	TRAVIS MONROE	323608	TN	DARLENE BRYAN PROVANCE	324427	TN	KRISTYN MICHELLE EDWARDS	324919	TN	WILLIAM "BILL" L. REYNOLDS IV	325192	
MARY LOUISE COPPINGER	295910	TN	TYNJA L. GREEN	263175	TN	DARREN G. DEROSSETT	325615	TN	LARRY MATTHEW COLEMAN	323911	TN	WILLIAM "WILL" C. SELLARS	323568	
MARY R. BAZZELL	220893	TN	TYPHANEE ALEXZANDRA KING	325740	TN	DAVID "DAVE" ALAN ETTER	325285	TN	LAUREN MARIE HOLMEN	324962	TN	WILLIAM MICHAEL PATTERSON	325023	
	311477	TN	VERNON A. MILLER	270412	TN	DAVID ALAN HILL	325358	TN	LAURIE JEAN MONTOYA	324552	TN	WILLIAM TROY GLISSON	268515	
MATTHEW DAVID DECKARD														
MATTHEW DAVID DECKARD MATTHEW CURTIS GIBSON	305146	ΤN	VINTON LAVON FLEMING	315517	ΤN	DAVID D. ENGLAND	325629	ΤN	LESLIE ANNE HEIL	323902	ΤN	YESEL DIAZ	321471	1 TN
	305146 324971	TN TN	VINTON LAVON FLEMING VIRGIE "GINI" ANNE WESTERN	315517 295628	TN TN	DAVID D. ENGLAND DAWNA O. BRUNER	325629 324669		LESLIE ANNE HEIL LUCAS ISRAEL SHOUSE	323902 323967	TN TN	YESEL DIAZ ZACHARIAH R. "ZACK" PARKER	321471 320440	

AN F

Commission Schedule

You are encouraged to attend a monthly TREC meeting to not only learn how business of TREC is handled but to also receive (8) eight hours of CE at no charge. If you are interested in attending or would like more information, contact Betsy Bowman at <u>betsy.bowman@tn.gov</u>. Please continue to check the TREC Homepage for any adjustments to this schedule. All meetings begin at 9:00 a.m. at location's local time.

August 7 – 8, 2013 Nashville*

September 11 – 12, 2013 Nashville*

- October 10 11, 2013 Farragut
- November 6 7, 2013 Nashville*
- December 4 5, 2013 Nashville*

*Room 1A, Davy Crockett Tower 500 James Robertson Parkway Nashville, Tennessee 37243



- The Code of Ethics course is a requirement for the National Association of REALTORS[®] and not TREC. Not all Ethics courses are approved for TREC Credit
- Mail is not forwarded from TREC. Inform TREC of any address change by completing a TREC Form 1
- Funds in escrow must be dispersed or interplead within twenty-one (21) calendar days from the date of receipt of a written request for disbursement of earnest money
- Preserve all of your real estate files for at least (3) years from date transaction closed or terminated
- To check your education online, visit http://verify.tn.gov/
- Every licensee has their own personal expiry date
- You will owe (16) hours of CE every licensing period: (6) hour Mandatory TREC Core and (10) hours of elective education
- Office Broker Management is a pre-licensing course only
- TREC only recognizes an Active and Retired Status. Broker Release and Inactive are non-renewable license statuses
- A licensee has (10) days to answer a complaint received by the Commission
- A copy must be given of any listing, sale, lease or other contract relevant to a real estate transaction at the time of the execution of all signatories
- When Broker Released, you must affiliate with another firm or retire your license within ten (10) days; otherwise you face a civil penalty of at least \$250.00
- Always pick-up, sign for and read Certified Mail sent from TREC

2013 TREC Education Seminars

Pursuant to § 62-13-107, TREC is authorized to conduct clinics or seminars that are open to all licensees. TREC partners with local REALTOR® Association offices but these education events are open to all licensees and are at no charge. These seminars offer 2 hours of approved CE from TREC and will discuss TREC updates and important information from the Commission as well as a session by the E & O Insurance provider. Please make arrangements to attend by contacting an Association below that is closest to you.

August 15, 2013	10 am – 12 noon 1 pm – 3 pm	Central West Association of REALTORS®	Jackson	@ CWTAR® 9358 Old Humboldt Rd Jackson, TN 38305
August 16, 2013	10 am – 12 noon 1 pm – 3 pm	Memphis Area Association of REALTORS®	Memphis	@MAAR@ 6393 Poplar Memphis, TN 38187
October 8, 2013	1 pm – 3 pm	River Counties Association of REALTORS®	Cleveland	@tbd
October 9, 2013	10 am – 12 Noon	Great Smoky Mountains Association of REALTORS®	Sevierville	@ GSMAR® 1109 Glennhill Lane Sevierville, TN 37862

*Times listed reflect the local time of that location.

TREC Findingscont.

discovered several items in the home including paint materials, clothing, and drinks in the home and the walls had primer and paint on them, which was done by the buyers before closing.

Respondent submitted a response addressing each of Complainant's issues. First, as to the unannounced roof top visit, Respondent says that, after the inspection, a roofing sub-contractor met Respondent at the home and it appeared no one was home. Respondent states that once Respondent realized Complainant was home, Respondent spoke with her and apologized for the lack of notice. Secondly, Respondent states that the walkthrough was three (3) days before closing, and Complainant had already moved out. When the buyers asked for a key from the lockbox, Respondent admits that Respondent was

in error in providing the key and says this mistake will not happen again. Third, Respondent states that Respondent met the electrician and the buyers at the property so the buyers could get a bid, and Respondent admits leaving them alone at the home for about an hour while Respondent took care of business a few blocks away before returning. Fourth, as to the Repair Counter Proposal, Respondent states that it was Complainant's broker's responsibility to help Complainant understand that the buyer's lender had made the request to simply remove the word "repair" so that it would move through underwriting more smoothly. Fifth, Respondent admits that the buyers started painting the day before closing since they had a key, but this was done without Respondent's knowledge.

It appears that Respondent's act of providing the house key to the buyers several days before closing, which allowed the buyers to access the property and paint before closing, shows a lack of diligence on the part of Respondent.

Recommendation: Consent Order for failing to diligently exercise reasonable skill and care in providing services to all parties to the transaction and failing to provide services to each party to the transaction with honesty and good faith in violation of T.C.A. § 62-13-312(b)(14) and § 62-13-403(1) and (4) with a civil penalty of \$500.00 plus attendance by Respondent at one (1) entire meeting of the Commission within one hundred eighty (180) days of Respondent's execution of Consent Order.

DECISION: The Commission voted to accept the recommendation of Legal counsel.

Number of Licensees as of 6/28/2013

Туре	Active	Inactive	Retired	Broker Release*	Grand Total		
People	23,656	1,207	8,454	526	33,843		
Firms	3,841		224		4,065		
TOTALS	27,497	1,207	8,678	526	37,908		
*Broker Released licensees are those usually in the process of transferring or going inactive/retired.							

Timeshare Registrations Active	205
Licensed Acquisitions Agent Active	113
Vacation Lodging Service Active	125

ADVERTISING INTERPRETATION

During the July 2013 Commission meeting, the Commissioners interpreted T.C.A. § 62-13-310(b) as "Licensees may not post signs on any property advertising themselves as real estate agents unless the firm's name appears thereon in letters the same size or larger than those spelling out the name of the licensee" as the agent name cannot be any larger than the smallest font of the company name on any sign which is on property (including billboards). This includes signs advertising agents, but not specific property.

OF ADDRESS CHANGE and FIRM AFFILIATION

Have you recently moved?? If yes, then TREC needs to know!! It is important to notify TREC of your change of address. We need this information because a growing number of licensees are not in constant contact with their firm. The process is fast and easy and of course NO CHARGE!

Visit <u>https://apps.tn.gov/ciupdates/</u> to complete the change online or from our home page under Forms and Downloads in the Quick Links Box. TREC will update your file. Make sure to provide all your information including your license number if using the TREC Form 1 option.

ERRORS AND OMISSIONS COVERAGE IMPLICATIONS WHEN LISTING OR SELLING YOUR OWN PROPERTY

Prepared by Rice Insurance Services Company, LLC June 19, 2013

any real estate errors and omissions (E&O) policies exclude coverage for claims involving property owned by the insured or someone connected to the insured. Historically, the Tennessee Real Estate Commission's (TREC's) E&O group policy excluded coverage for claims relating to property in which any of the following had more than a 25% ownership interest: an insured; insured's spouse; or any entity, partnership, or trust in which the insured or insured's spouse owned or controlled more than a 25% ownership or financial interest. The reason for this fairly standard exclusion is that the owner of the property may benefit from any negligence in the property's listing and sale. For example, a claim was made under the TREC's group policy against a licensee who sold property she owned. The buyers alleged misrepresentation of the condition of the fireplace, plumbing, and electrical system. As the seller of the property, the licensee benefited by receiving a higher purchase price than the buyer believed was justified, given the true condition of the property.

However, because many licensee list and sell their own homes, the TREC's group policy now automatically includes an endorsement that makes the policy apply to the sale or listing of the licensee's primary residence (a residential property of 2 units or less, which serves as the licensee's principal residence), provided the following conditions are met:

- i. prior to closing, a written home inspection was ordered and a copy provided to the buyer;
- ii. prior to closing, if required by law, a seller disclosure form was signed by the licensee and the buyer;
- iii. prior to closing, the licensee's ownership interest was disclosed and acknowledged by the buyer;
- iv. a state or local board approved sales contract was used; and

v. the sale or listing is performed under and subject to the real estate license laws of Tennessee.

Additionally, licensees who purchase insurance through the TREC's group policy can also purchase an optional endorsement that makes the policy apply to the sale or listing of residential property (a single family residence or multi-family residences with 4 units of less) owned by the licensee; the licensee's spouse; or an entity, corporation, partnership or trust owned or controlled by the licensee or his/her spouse. The following conditions must be satisfied for the optional personal interest endorsement to apply:

- i. the residential property was owned for at least one hundred eighty (180) days by the licensee, the licensee's spouse, or any entity, corporation, partnership, or trust in which the licensee or licensee's spouse has or had a financial or ownership interest;
- ii. the property was not constructed or developed by the licensee; the licensee's spouse; or any entity, corporation, partnership, or trust in which the licensee or licensee's spouse has or had a financial or ownership interest;
- iii. prior to closing, a home warranty was purchased by or for the buyer;
- iv. prior to closing, if required by law, a seller disclosure form was signed by the buyer;
- v. prior to closing, the ownership or financial interest of the licensee and licensee's spouse in the residential property was disclosed to and acknowledged by the buyer;
- vi. a licensed inspector who was not related to or affiliated with the licensee issued a written home inspection report that the buyer acknowledged prior to closing;
- vii.a state or local board approved standard sales contract was used;

- viii. the sale or listing was performed under and subject to applicable real estate license law; and
- ix. prior to the effective date of this endorsement, no insured had a basis to believe that any negligent act, error or omission, or related negligent act, error, or omission might reasonably be expected to be the basis of a claim against the insured.

The TREC's group policy does not provide coverage for property developed or constructed by any of the following: an insured; insured's spouse; or any entity, partnership, or trust in which the insured or insured's spouse owned or controlled more than 15% financial interest. This exclusion is not impacted by the automatic primary residence endorsement or the optional residential personal interest endorsement. Licensees who develop or construct property (or who have a spouse or entity that develops or constructs property), may be interested in purchasing insurance that applies to their development and construction activities, as these are unlikely to be covered under their real estate licensee E&O insurance.

If you have questions about whether your insurance applies to transactions involving property in which you, your spouse, or your entity has an ownership interest, you may want to contact your insurance provider for additional information. If you are insured under the TREC's group policy issued by Continental Casualty Company, questions may be directed to the group policy administrator, Rice Insurance Services Company, LLC at 800-637-7319, extension 2, or

policyadministrator@risceo.com.

Nothing in this article changes the terms or conditions of the TREC's group policy or any other insurance policy.



- Tennessee Real Estate Commission -

JUNE DISCIPLINARY ACTION & SUSPENSION REPORT

Respondent:	John A. Amaefula, Germantown, TN
Violation:	Failure to specify a definite termination date to listing agreement and offer to purchase forms Failure to diligently exercise reasonable skill and care Failure to be loyal to the interests of the client
Action:	\$3000 Civil Penalty Complete six (6) hours on continuing education in contract writing and four (4) hours of ethics Attend one regularly schedule two-day commission meeting
Respondent:	Adrian A. Bond, Memphis, TN
Violation:	Violating the terms of any lawful order entered by the commission; failure to comply with final order
Action:	Revocation
Respondent:	Cynthia "Cindy" K. Jacobsen, White House, TN
Violation:	Failure to timely complete required education
Action:	\$600 Civil Penalty
Respondent:	Denice M. Lytle, Nashville, TN
Violation: Action:	Failure to be loyal to the interests of the client \$500 Civil Penalty Attend one regularly schedule two-day commission meeting
Respondent:	Charles E. Moore, Memphis, TN
Violation:	Making any substantial and willful misrepresentation Making any promise of a character likely to influence, persuade or induce any person to enter into any contract or agreement when the licensee could not or did not intend to keep the promise Pursuing a continued and flagrant course of misrepresentation or making of false promises

ction:	medium of advertising or otherwise Failure within a reasonable time to remit monies belonging to others Any conduct that constitutes improper, fraudulent or dishonest dealing Violating the terms of any lawful order entered by the commission; failure to comply with final order Revocation
espondent:	Freda Joy Shaw, Dayton, TN
olation:	Failure to timely complete required education
ction:	\$450 Civil Penalty
spensions:	Benjamin G. Berry, Sevierville, TN
	John A. Black, Memphis, TN
	Bond, Memphis, TN
	Frank D. Bulloch, Memphis, TN
	Robert L. Craton, Smyrna, TN
	Luis A. Del Mazo, Nashville, TN
	Carl S. Edmondson, Jr., Goodlettsville, TN
	Christopher A. Graves, Tazewell, TN
	Michael C. Green, Pigeon Forge, TN
	Joseph Lewis Herbert, II, Brentwood, TN
	Gerald B. Martin, Smyrna, TN
	Blain C. Matthews, Sevierville, TN
	Davey B. Parker, Jackson, TN
	Cowan Rodgers, IV, Sevierville, TN
	Jeremy J. Saine, Dandridge, TN
	Marcus E. Scott, Walland, TN
	Ursula D. Seaton, Sevierville, TN
	Dennis J. Senter, Brentwood, TN
	Lance J. Simpson, Franklin, TN
	Edwin Vicens, Brentwood, TN
	Robert "Bryant" West, Nashville, TN
	Shajuan Marsha White, Memphis, TN
	Robert "Troy" T. Williams, Nashville, TN



TREC Contact Information (615) 741-2273 or (800) 342-4031 <u>www.tn.gov/regboards/trec/</u>

PERSONNEL & AREAS OF RESPONSIBILITY

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Education Director: Stephen McDonald

> **Legal:** Julie Cropp

Administrative Assistance:

Amy Mayfield Betsy Bowman Kelly Hestand

Office Manager: Dennis Hodges

Board Meetings: Kelly Hestand

Complaints: Conell House Licensing: Patricia Appleton Kim Dorris Gil Dyer Rachel Fowler Karen Patton Richard Thomas Kim Smith

Reception & Records Management: Ken Spurlock Linda Wolfert

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> Editor/Chief: Stephen McDonald

Department of Commerce and Insurance

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"The Tennessee Department of Commerce and Insurance is committed to principles of equal opportunity, equal access, and affirmative action." Contact the EEO Coordinator or ADA Coordinator (615) 253-7685.

> **Tennessee Real Estate Commission** 500 James Robertson Parkway

Nashville, Tennessee 37243-1151

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Disciplinary Action Page?

New Electronic and Print TREC Manual coming soon! Look for a copy end of 2013 or the beginning of 2014.