



TREC Advisor

Texas Real Estate Commission * Volume 19, Number 3 * June/July 2008

★ Inside this issue... ★

- Meeting Highlights 2
- Education: Pre-license
SAE or MCE..... 3
- Revised Contracts and
Addenda 4
- Rule Actions 6
- Disciplinary Actions 7



Fingerprint Facts

A recently enacted law (HB 1530, 80th Legislature, Regular Session) requires any person applying for or renewing a broker or salesperson license on or after January 1, 2008 to provide their fingerprints, in a specified format, in order to enable an FBI criminal history check to be performed. These fingerprint requirements apply only to brokers and salespersons. They do not apply to other TREC licensees, such as home inspectors. Once fingerprints are on file with DPS for a TREC license, a licensee will not need to be fingerprinted for subsequent renewals.

Real estate brokers and salespersons who get fingerprinted **for timely renewals** may continue to practice real estate as long as all other renewal requirements have been timely met. This will be reflected by a new expiration date and the licensee showing as “active” on the TREC website search. It is not necessary to have your fingerprints submitted to TREC before you pay your renewal fee. If you do not have your fingerprints taken before your renewal date your license will be placed on inactive. If you are placed on inactive status, you will have to complete your fingerprint requirements and submit a request to go active with the appropriate fee. If you do not pay your renewal fee by midnight on your renewal date your license will expire. If your license expires you will need to file a late renewal application and submit your fingerprints.

Occasionally fingerprints may be unreadable. If this should occur, TREC will send a letter to the licensee or applicant with instructions to contact IBT at 888-467-2080 to be reprinted at no additional cost. Reprints cannot be scheduled online. Reprints must be taken within 60 days of the renewal date of the license or there may be grounds for suspension or revocation of the license.

If prints are unreadable a second time, a TREC staff person will initiate a name search through the FBI.

New applicants and individuals filing **late renewal applications** will NOT be issued a license until TREC has received fingerprint results and the results do not indicate a need for further review or action. Filing a late renewal application can be time-consuming so avoid potential disruption and RENEW ON TIME!

Licensees may go to the TREC website licensee info search program to see the status of fingerprinting. The status of the fingerprinting may show:

- **No fingerprint activity reported.** This is the standard message if the licensee has not yet renewed under the new requirements or has renewed under inactive license status.
- **Fingerprinting requirements have been met.** This message indicates that the fingerprinting process has been completed.
- **Fingerprints taken as of mm/dd/yyyy. TREC is awaiting results.** This message indicates that TREC has received notice that the fingerprints were taken, but we have not received any report from DPS/FBI.
- **Fingerprints rejected.** This message indicates that TREC has received the fingerprint information, but it was rejected because it was unreadable. The licensee or applicant should contact IBT at 888-467-2080 to be reprinted.

If the TREC website does not indicate prints within 10-15 days of the date you know you were printed, call TREC at 1-800-250-8732 and/or email communication@trec.state.tx.us.

If you are unable to get your fingerprints taken by your expiration date, you should go ahead and renew timely on an inactive status. Once your fingerprints have been taken you can file to reactivate your license. Brokers may do this by filing a return to active status form. A salesperson will need to file a sponsorship form. If you do not renew on time, you will be required to file a late renewal which includes a penalty for filing late and takes longer to process than a timely renewal.

Remember:

- even if your fingerprints are on file with another agency, you will need to get fingerprinted specifically for TREC (your fingerprints cannot be transferred to TREC);
- you must have a TREC issued **FastPrintPass** to be fingerprinted, which is available on the TREC web site; and
- once your fingerprints are on file for TREC, you will not have to be reprinted.

For more information and updates on the fingerprinting process, go to the TREC web site: www.trec.state.tx.us



TEXAS REAL ESTATE
COMMISSION

Meeting Highlights

THE MISSION of the Texas Real Estate Commission
is to assist and protect consumers of real estate services and foster economic growth in Texas. Through its programs of education, licensing and industry regulation, the Commission ensures the availability of capable and honest real estate service providers.

June 30, 2008

The Texas Real Estate Commission held its regularly scheduled meeting at the TREC headquarters in Austin, Texas on Monday, June 30, 2008. Chairman John D. Eckstrum presided.

During staff reports new employees were introduced: Laurie Rangel in the Licensing Section; Monica Reyna and Joann Arevalo in the Communication Section; Brian Galvez in Enforcement, Kemya Harris in Staff Services.

The Commission voted to authorize payments on two claims against the Real Estate Trust Account and one against the Inspection Recovery Fund.

The Commission proposed an amendment to §535.208, concerning Application for a License (Certificate of Insurance for Home Inspectors).

The Commission adopted eleven pending amendments to Chapter 537, Professional Agreements and Standard Contracts (see article on page 4).

Action on pending amendments to Subchapter R., Real Estate Inspectors, was postponed for further consideration of comments submitted since the last meeting.

The Commission adopted the Strategic Plan for 2009-2013, which can be found on the TREC web site at www.trec.state.tx.us

The Commission voted to create two new advisory committees. One committee will develop information and recommendations regarding the proposal of rules defining the specific responsibilities of a broker. The other committee will review the Commission's rules regarding the approval and conduct of education providers and develop recommendations regarding the proposed revisions to those rules. The committees will be appointed by the Chairman of the Commission.

The Commission approved six proposals for decisions from the State Office of Administrative Hearings and overruled one.

The next scheduled meetings of the Commission will be August 18, 2008, and October 27, 2008, at the TREC headquarters in Austin, TX.

For real estate licensees who renew their licenses after

January 1, 2008, there are three steps to renew.

1. **Complete** the required **education** for the license type. (Either 30 or 60 hour core course for SAE or 15 hours of MCE)
2. **Submit** your **fingerprints** through IBT.
3. **Pay** the renewal **fee**.

Education and fingerprinting are not required for a timely renewed inactive license if you are subject to MCE.

If you are subject to SAE you are required to complete the annual education requirement even if you are renewing on an inactive status. Renewals without education for this type of license will be rejected. **Both SAE and fingerprinting should be completed at least 10 days prior to the license expiration date.** Fingerprinting is not required for a timely renewed inactive license if you are subject to SAE.

Late renewal applications require the submission of fingerprints.

Official publication of the
Texas Real Estate Commission
Volume 19, Number 3
June/July 2008

Rick Perry
Governor

Commission Members:

John D. Eckstrum
Chairman
CONROE

Troy C. Alley, Jr.
Vice-Chair
ARLINGTON

Adrian A. Arriaga
Secretary
MC ALLEN

Mary Frances Bureson
DALLAS

Chris Day
JACKSONVILLE

William H. Flores
COLLEGE STATION

Elizabeth Leal
EL PASO

Avis Wukasz
ROUND ROCK

TREC Administrator
Timothy K. Irvine

Desktop Publishing
Patricia Holder

The TRECAdvisor (ISSN 1047-4579) is published by the Texas Real Estate Commission (TREC) as an educational service to licensees in the state of Texas. The purpose of the newsletter is to promote a better understanding of the Real Estate License Act and to inform all licensees of changes affecting laws and practices in the real estate industry. The TRECAdvisor is funded through legislative appropriations and subscriptions collected from TREC licensees. The official text of TREC rules is filed with the Office of the Secretary of State, Texas Register. TREC encourages reproduction of this newsletter with the appropriate acknowledgments. Subscriptions are available for \$4.00 for two years. Single issues are \$1.00. To order a subscription or a single issue write to TRECAdvisor, Texas Real Estate Commission, P.O. Box 12188, Austin, Texas 78711-2188. For information regarding TREC, contact:

Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 459-6544 or (800) 250-TREC
<http://www.trec.state.tx.us>

Pre-Licensure Education, Salespersons Annual Education (SAE) or Mandatory Continuing Education (MCE)

What is pre-licensure education?

Before an individual can become licensed as a real estate salesperson, they must complete 210 hours of pre-licensure education. These hours must consist of 150 hours in core real estate course which include 30 hours of Law of Contracts, 30 hours of Law of Agency, 60 hours of Principles of Real Estate, and any other Commission approved 30 hour core real estate course. An additional 60 hours of related courses which can be pre-licensure courses, MCE or acceptable college courses are also required.

The first step is sending in an education evaluation form with proof of completion of the core real estate courses and a transcript to be evaluated for any related hours you wish to receive credit for. **This is your pre-licensure education.**

What is SAE?

So you are starting your career as a real estate licensee with at least 210 hours of education. During your first year of licensure you will be required to complete an additional 60 hours of core real estate classes. What are core courses? They are listed in the Real Estate License Act as follows:

- Principles of Real Estate
- Law of Agency
- Law of Contracts
- Real Estate Appraisal
- Real Estate Law
- Real Estate Finance
- Real Estate Marketing
- Real Estate Mathematics
- Real Estate Brokerage—**Note:** 30-hour Real Estate Brokerage course required for all broker applicants effective Jan. 1, 2008
- Property Management
- Real Estate Investments
- Promulgated Contract Forms
- Residential Inspection for Real Estate Agents

Courses in **green** are required for pre-licensure. If you are subject to SAE, you must submit your education before you can renew your license. Licensees subject to SAE who do not submit education prior to or in conjunction with their renewal will have their renewal rejected and cannot renew.

What is MCE?

After you have completed the required 270 SAE hours, you will be required to submit 15 hours of Mandatory Continuing Education (MCE) to renew your license in an active status. Six of these fifteen hours are required to be in legal topics. TREC and the Real Estate Center at Texas A&M have developed two courses that are mandatory for each licensee to satisfy the legal requirements. These two courses are the TREC Legal Update and the TREC Ethics courses. These courses are updated and revised every two years so that the information stays current.

How do I know which education I need for my renewal?

Ninety days before a license is due to expire, TREC mails out a renewal notice card for each licensee. If you are a broker the card will go to your permanent mailing address as well as any renewal cards for salespersons that you sponsor. It is the broker's responsibility to forward the renewal notice on to each salesperson sponsored.

Inactive salespersons receive their renewal notice cards at their personal permanent address. Education is not required for an inactive license that is subject to MCE, but if the license is subject to SAE the licensee will not be allowed to renew without submitting the required hours.

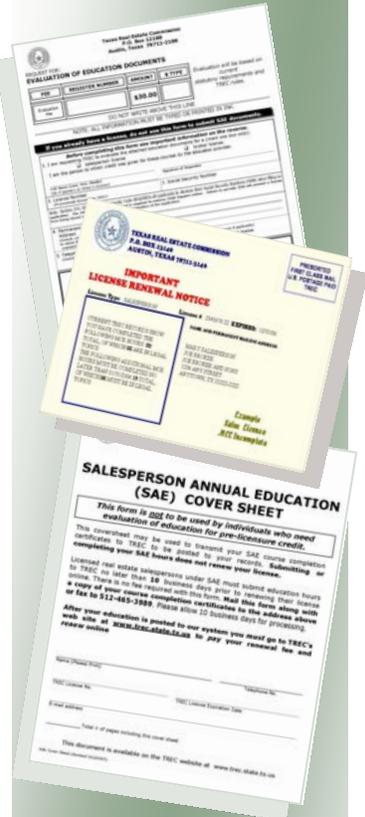
Information regarding your education requirement for the upcoming renewal is on the front of the renewal card.

What happens if I don't complete my MCE by my license renewal date?

You have two options. You can renew on inactive status (you can request this while renewing online) or you can renew active, pay the \$200 deferral fee and complete the required MCE within 60 days of the expiration date of your license. The license will remain active.

Beginning June 30, 2008, licensees who choose to renew active but do not complete the education or pay the deferral fee within 60 days will no longer be referred to the Enforcement Division for disciplinary action. The license will go inactive. Any salespeople sponsored by an inactive broker will also go inactive.

To reactivate the license, the licensee will be required to complete the required MCE, pay the \$200 deferral fee, an additional \$250 late reporting fee and \$20 to reactivate the license by filing a return to active status for a broker or a salesperson sponsorship form for a salesperson.



Beginning June 30, 2008, licensees who choose to renew active but do not complete the education or pay the deferral fee within 60 days will no longer be referred to the Enforcement Division for disciplinary action. The license will go inactive. Any salespeople sponsored by an inactive broker will also go inactive. To reactivate the license, the licensee will be required to complete the required MCE, pay the \$200 deferral fee, an additional \$250 late reporting fee and \$20 to reactivate the license by filing a return to active status for a broker or a salesperson sponsorship form for a salesperson.

TREC Amends Six Contracts and Four Addenda Effective September 1, 2008

Summary of June 30, 2008 Changes to the TREC Standard Contract Forms. These forms can be used any time after June 30, 2008.

TREC No. 9-7, Unimproved Property Contract

The changes are the same as those listed for TREC No. 20-8 except:

- Paragraph 2 is reformatted but not amended
- The changes referenced in Paragraph 7D in TREC No. 20-8 are made to Paragraph 7B
- A new checkbox is not added to Paragraph 22 regarding the Addendum Containing Required Notices Under §5.01, §420.001, and §420.002, Texas Property Code

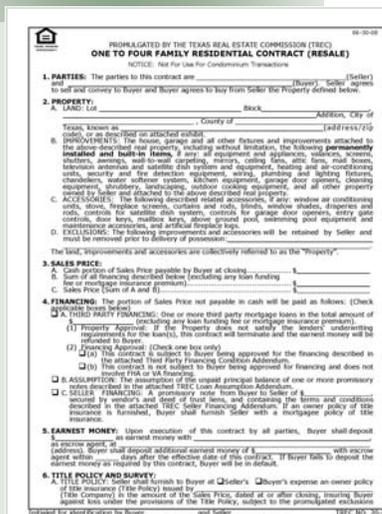
TREC No. 20-8, One to Four Family Residential Contract (Resale)

- Paragraph 1
 - ✦ Reformatted to extend the blank lines before Buyer and Seller
 - ✦ Rewritten to define the parties to the contract
- Paragraph 2
 - ✦ 2A is reformatted
 - ✦ Text is added to Paragraph 2D to clarify that improvements and accessories retained by seller must be removed prior to delivery of possession
- Paragraph 5 - "both" is replaced by "all"
- Paragraph 6
 - ✦ Paragraph 6C
 - "any lender" and "Buyer's lender" are changed to "Buyer's lender(s)"
 - The last sentence is bolded
 - ✦ Paragraph 6D - the sentence that addresses the time for buyer to object is rewritten for clarity
 - ✦ Paragraph 6E(2)
 - "Mandatory owners' association" is changed to "mandatory membership" in a "property owners' association"
 - Amended to indicate that the residential community in which the Property is located is identified in Paragraph 2
 - The last sentence is bolded
- Paragraph 7D - amended to provide checkboxes to choose whether buyer accepts property in its present condition or in its present condition with specific repairs
- Paragraph 9
 - ✦ Subparagraphs C and D are moved to Paragraph 19
 - ✦ New clause, (4), is added to subparagraph B regarding seller's representations
 - ✦ The text for the new clause is moved from Paragraph 19
- Paragraph 12A(1)(b) - the reference to the Veterans Housing Assistance Program is changed to a reference to the Texas Veterans Land Board

- Paragraph 17 - amended to substitute "Buyer, Seller, Listing Broker, Other Broker or escrow agent who prevails" for "The prevailing party"
- Paragraph 18D - amended to clarify that damages for wrongfully failing or refusing to sign a release of earnest money include the sum of the earnest money, three times the earnest money, reasonable attorney's fees and all costs of suit
- Paragraph 19 - revised to add text that was deleted from subparagraphs 9(C) and (D)
- Paragraph 22
 - ✦ Revised to add a checkbox for the Addendum Containing Required Notices Under §5.01, §420.001, and §420.002, Texas Property Code
 - ✦ Revise the title of "Addendum for Property Subject to Mandatory Membership in a Property Owners' Association."
 - ✦ The Seller's Temporary Lease is added to the list of addenda
 - ✦ Paragraph 23 - amended to clarify that if the buyer fails to pay the Option Fee to seller within the time prescribed, the option paragraph will not be a part of the contract

TREC No. 23-8, New Home Contract (Incomplete Construction) and TREC No. 24-8, New Home Contract (Completed Construction)

The changes are the same as those listed for TREC No. 20-8 except:



- Paragraph 2 is reformatted but not amended
- Paragraph 7D is not amended
- The checkbox added to Paragraph 22 regarding the Addendum Containing Required Notices Under §5.01, §420.001, and §420.002, Texas Property Code is pre-checked and a parenthetical is included to explain that the addendum must be attached and Paragraphs B and C must be completed

TREC No. 25-6, Farm and Ranch Contract

The changes are the same as those listed for TREC No. 20-8 except:

- Paragraph 2E is amended rather than Paragraph 2D
- Paragraph 6
- Paragraph 6D is not amended
- Paragraph 6E is not amended

TREC No. 30-7, Residential Condominium Contract (Resale)

The changes are the same as those listed for TREC No. 20-8 except:

- Paragraph 2
 - ✧ Paragraph 2A is not reformatted
 - ✧ Text is added to 2A(4) instead of 2D regarding improvements and accessories
- Paragraph 6
 - ✧ Paragraph 6C is amended rather than 6D regarding the time for buyer to object
 - ✧ Paragraph 6E2 is not amended
- Paragraph 22
 - ✧ Revised to add a checkbox for the Addendum Containing Required Notices Under §5.01, §420.001, and §420.002, Texas Property Code
 - ✧ The Seller's Temporary Lease is added to the list of addenda

TREC No. 32-2, Condominium Resale Certificate

- Paragraph N and the signature block are changed to conform to TREC No. 37-3
- "E-mail _____" is added to the signature block
- Buyer and Seller initials are removed at the bottom of the first page
- The buyer signature line is removed
- "Date _____" is moved above the line before "Mailing Address _____"

TREC No. 36-4, Addendum for Property Subject to Mandatory Membership in a Property Owners' Association

- The title of the form is changed to conform to §5.012, Texas Property Code
- The term "mandatory" is added before "membership"
- The term "property" is substituted for "mandatory" to describe a "Property Owners' Association"
- The term "owners" is deleted from Paragraph B and the last paragraph

TREC No. 37-3, Subdivision Information, Including Resale Certificate for Property Subject to Mandatory Membership in a Property Owners' Association

- The title of the form is changed to conform to §5.012, Texas Property Code.
- The parenthetical below the title is amended to read "Chapter 207, Texas Property Code".
- "Property owner's association" is defined as "Association" in the first paragraph and conforming changes are made in the rest of the form.
- Buyer and Seller initials are removed at the bottom of the first page.
- Another line is added near the end of the form for the name of the person signing the form.
- The term "Print" is added before "Name" on page 2.

TREC No. 38-2, Notice of Buyer's Termination of Contract

The termination notice is modified to serve as an all purpose Buyer's notice of termination to be used to notify the Seller that:

- The contract is terminated under Paragraph 23
- Buyer cannot obtain Financing Approval.
- The Property does not satisfy the lenders' underwriting requirements for the loan.
- Buyer elects to termination under Paragraph A of the Addendum for Property Subject to Mandatory Membership in a Property Owners' Association.
- Buyer elects to terminate under Paragraph 7B(2) of the contract.
- Buyer is terminating pursuant to a specific paragraph in the contract or addendum to be identified in the form.

PROBULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 06-20-08

**SUBDIVISION INFORMATION, INCLUDING
RESALE CERTIFICATE FOR PROPERTY SUBJECT TO
MANDATORY MEMBERSHIP IN A PROPERTY OWNERS' ASSOCIATION**
(Chapter 207, Texas Property Code)

(NOT FOR USE WITH DISCOUNTS)

Resale Certificate concerning the Property (including any common areas assigned to the Property) located at _____ (Street Address), City _____, County _____, State _____, prepared by the property owners' association (Association), _____

A. The Property is not subject to a right of first refusal or other restraint contained in the restrictions or restriction covenants that restricts the owner's right to transfer the owner's property.

B. The current regular assessment for the Property is \$ _____ per _____.

C. A special assessment for the Property due after the date the resale certificate was prepared is \$ _____, payable as follows: _____.

D. The total of all amounts due and unpaid to the Association that are attributable to the Property is \$ _____.

E. The capital expenditures approved by the Association for its current fiscal year are \$ _____.

F. The amount of reserves for capital expenditures is \$ _____.

G. Unsettled judgments against the Association total \$ _____.

H. There are are not any suits pending against the Association. The style and cause number of each pending suit is: _____.

I. The Association's board has actual knowledge has no actual knowledge of conditions on the Property in violation of the restrictions applying to the subdivision or the bylaws or rules of the Association. Known violations are: _____.

J. The Association has has not received notice from any governmental authority regarding health or building code violations with respect to the Property or any common areas or common facilities owned or leased by the Association. A summary or copy of each notice is attached: _____.

K. The Association fees resulting from the transfer of the Property are \$ _____ payable to: _____.

TREC No. 37-3

PROBULGATED BY THE TEXAS REAL ESTATE COMMISSION (TREC) 06-20-08

NOTICE OF BUYER'S TERMINATION OF CONTRACT
CONCERNING THE CONTRACT FOR THE SALE OF THE PROPERTY AT _____
(Street Address and City)

BETWEEN THE UNDERSIGNED BUYER AND _____ (SELLER)

Buyer notifies Seller that the contract is terminated pursuant to the following:

(1) The unrestricted right of Buyer to terminate the contract under Paragraph 23 of the contract.

(2) Buyer cannot obtain Financing Approval in accordance with the Third Party Financing Condition Addendum to the contract.

(3) The Property does not satisfy the lenders' underwriting requirements for the loan under Paragraph 4A(1) of the contract.

(4) Buyer elects to terminate under Paragraph A of the Addendum for Property Subject to Mandatory Membership in a Property Owners' Association.

(5) Buyer elects to terminate under Paragraph 7B(2) of the contract relating to the Seller's Disclosure Notice.

(6) Other (identify the paragraph number of contract or the addendum): _____

NOTE: Release of the earnest money is governed by the terms of the contract.

Buyer _____ Date _____ Buyer _____ Date _____

This form has been approved by the Texas Real Estate Commission for use with contracts approved or promulgated by the Commission. Some portions apply to one form only. TREC forms are intended for use only in the state of Texas. This form is not suitable for interstate transactions. Texas Real Estate Commission, P.O. Box 12188, Austin, TX 78711-0188, 1-800-251-8732 or (512) 424-8344 (TSP-1) www.trec.state.tx.us TREC No. 38-2. This form replaces TREC No. 38-1.

TREC No. 38-2

Three of the recently adopted TREC contract forms, TREC Nos. 20-8, 25-6, and 30-7 had minor typographical errors. The forms have been corrected and the replacement forms are on the contracts page.

RULE ACTIONS FROM JUNE 25, 2008 MEETING OF THE TEXAS REAL ESTATE COMMISSION

RULE NO.	EFFECTIVE DATE/ACTION	SUMMARY OF ADOPTED RULE
----------	-----------------------	-------------------------

§§537.20, 537.28, 537.30-32, 537.37, 537.39, and 537.43-45	9/1/2008 ADOPTED	The Texas Real Estate Commission (TREC) adopts amendments to 22 TAC §537.20 concerning Standard Contract Form TREC No. 9-7; 22 TAC §537.28 concerning Standard Contract Form TREC No. 20-8; 22 TAC §537.30 concerning Standard Contract Form TREC No. 23-8; 22 TAC §537.31 concerning Standard Contract Form TREC No. 24-8; 22 TAC §537.32 concerning Standard Contract Form TREC No. 25-6; 22 TAC §537.37 concerning Standard Contract Form TREC No. 30-7; 22 TAC §537.39 concerning Standard Contract Form TREC No. 32-2; 22 TAC §537.43 concerning Standard Contract Form TREC No. 36-5; 22 TAC §537.44 concerning Standard Contract Form TREC No. 37-3; 22 TAC §537.45 concerning Standard Contract Form TREC No. 38-2 with changes to the published text and with changes to the forms as proposed. The amendments adopt by reference six revised contract forms and four addenda for use by Texas real estate licensees.
--	---------------------	--

The change to the text of the rules as adopted from the rules as proposed corrects a typographical error by adding "trec" to the reference to TREC's website address to read www.trec.state.tx.us. The changes to the forms as adopted from those that were originally proposed are detailed in the preamble to the rules and include the following: The Commission made typographical corrections to the forms adopted by reference and made other changes to the text of the forms in response to comments and further review and recommendation by staff and the Broker Lawyer Committee. A number of comments did not result in changes to the text of the forms. All comments regarding this adoption, including any not specifically referenced herein, were fully considered by the Commission and the BLC.

The revisions to the forms as adopted do not change the nature or scope so much that they could be deemed different forms. The forms as adopted do not affect individuals other than those contemplated by the forms as proposed. The forms as adopted do not impose more onerous requirements than the proposed versions and do not materially alter the issues raised in the proposed forms. Changes in the forms adopted by reference reflect non-substantive variations from the proposed rules and forms to clarify their intent and improve style and readability.

The forms become mandatory on September 1, 2008, but may be used on a voluntary basis as soon as they are available from TREC.

§537.49	9/1/2008 ADOPTED	The Texas Real Estate Commission (TREC) adopts the repeal of §537.49 concerning standard contract form TREC No. 42-0, Notice Pursuant to Third Party Financing Condition Addendum, in connection with the anticipated adoption of revised contract forms, without.
---------	---------------------	--

Section 535.49 concerns a form promulgated for use as a notice that buyer cannot obtain financing pursuant to the Third Party Financing Condition Addendum. An amendment to the Notice of Buyer's Termination of Contract, TREC No. 38-2, otherwise adopted in this issue of the Texas Register, provides the same notice. Therefore, this notice form is no longer needed.

The repeal of this form becomes mandatory on September 1, 2008.

RULE NO.	EARLIEST POSSIBLE DATE OF ADOPTION/ACTION	SUMMARY OF PROPOSED RULES
----------	---	---------------------------

22 TAC §§535.208	8/18/2008 PROPOSED	The Texas Real Estate Commission (TREC) proposes an amendment to §535.208, Application for a License. The amendment is proposed to adopt by reference a revised Certificate of Insurance, Form REI 8-1, which includes revisions to the Certificate of Insurance form for inspectors to use in showing proof of liability insurance coverage to the Commission.
------------------	-----------------------	---

The proposed amendment modifies the Certificate of Insurance form in order to clarify the types of conduct for which coverage is required, to clarify that the aggregate limit is as specified in the policy, and to extend the time period within which insurers must notify TREC of canceled or non-renewed policies from 10 days to 30 days.

Comments may be submitted to Devon V. Bijansky, Assistant General Counsel, P.O. Box 12188, Austin, TX 78711-2188.





Disciplinary Actions

March-June 2008

Gomez, Lorenzo, Jr.
(Laredo); License #228453

Agreed reprimand of broker license, entered March 4, 2008; acted negligently in violation of §1101.652(b)(1), Texas Occupations Code by claiming real estate commissions despite not having agreed listing prices nor subsequent executed sales contracts, then threatening legal proceedings and wrongly filing mechanic's liens which included unearned commissions affecting title to real property, while later refusing to release them in violation of §1101.652(b)(25) of the Texas Occupations Code

Slade, Tammy
(Austin); License #528670

Revocation of salesperson license, effective March 24, 2008; failing within a reasonable time to make good a check issued to the Commission and pay the processing fee, in violation of §1101.652(a)(4) of the Texas Occupations Code; failing to pay a check processing fee within 15 days after the Commission has mailed the request for payment, in violation of 22 TAC §534.2(b)

Gilchrist, Thomas Gibb
(Dallas); License #283258

Agreed reprimand of broker license, entered March 26, 2008; Agreed administrative penalty of \$1,000, entered March 26, 2009; acted negligently by continuing to sponsor an unlicensed salesperson for more than two years, in violation of §1101.652(b)(1) of the Texas Occupations Code; paying a commission or a fee to or dividing a commission or a fee with an unlicensed person for compensation for services as a real estate agent, in violation of §1101.652(b)(11) of the Texas Occupations Code; and establishing an association by employment with an unlicensed person, in violation of §1101.652(b)(26) of the Texas Occupations Code

Shields, William Oliver
(Plano); License #241317

Agreed reprimand of broker license, entered March 31, 2008; Agreed administrative penalty of \$500, entered March 31, 2008; failed to deliver a principal's funds as directed within the deadlines at issue in the transaction, in violation of §1101.652(b)(1) of the Texas Occupations Code; failed, within a reasonable time, to properly account for or remit money that is received by the license holder and that belongs to another person, in violation of §1101.652(b)(9) of the Texas Occupations Code; failed to provide, within a reasonable time, information requested by the commission that relates to a formal or informal complaint to the commission that would indicate a violation of this chapter, in violation of §1101.652(a)(6) of the Texas Occupations Code

Jean-Pierre, Kezzey Nadia
(Sugar Land); License #558913

Agreed reprimand of salesperson license, entered April 11, 2008; Agreed administrative penalty of \$500, entered April 11, 2008; failing within a reasonable time to provide information to the Commission in response to Commission's request for same in connection with an application for renewal of real estate salesperson license, in violation of 22 TAC §535.91(c)

Sanchez, Victor H.
(El Paso); License #559254

Agreed reprimand of salesperson license, entered April 11, 2008; Agreed administrative penalty of \$500, entered April 11, 2008; failing within a reasonable time to provide information to the Commission in response to Commission's request for same in connection with an application for renewal of real estate salesperson license, in violation of 22 TAC §535.91(c)

Newell, Jessica Lauren
(New Braunfels); License #539099

Agreed reprimand of salesperson license, entered April 11, 2008; Agreed administrative penalty of \$500, entered April 11, 2008; failing within a reasonable time to provide information to the Commission in response to Commission's request for same in connection with an application for renewal of real estate salesperson license, in violation of 22 TAC §535.91(c)

Anderson, Tamera Snowden
(Beaumont); License #537392

Agreed reprimand of salesperson license, entered April 18, 2008; Agreed administrative penalty of \$500, entered April 18, 2008; failing within a reasonable time to make good a check issued to the Commission and pay the processing fee, in violation of §1101.652(a)(4) of the Texas Occupations Code; failing to pay a check processing fee within 15 days after the Commission has mailed the request for payment, in violation of 2 TAC §534.2(b)

Small, Leroy Lawrence
(Dallas); License #200885

Agreed reprimand of broker license, entered April 30, 2008; Agreed administrative penalty of \$250, entered April 30, 2008; failing within a reasonable time to provide information to the Commission in response to Commission's request for same in connection with an application for renewal of real estate broker license, in violation of 22 TAC §535.91(c)

Morgan, Clifford Issac
(San Antonio); License #557228

Agreed probated revocation of salesperson license, effective April 1, 2008; Agreed administrative penalty of \$500, entered April 1, 2008; after expiration and before obtaining a late renewal of his real estate salesperson license, Mr. Morgan continued to act as and/or represent that he was a real estate salesperson, in violation of §1101.351(a) of the Texas Occupations Code; Mr. Morgan filed a late renewal application for a real estate salesperson license, answered "No" to a question regarding unlicensed real estate brokerage activity and procured a real estate salesperson license by fraud, misrepresentation or deceit or made a material misstatement of fact in an application for a license, in violation of 1101.652(a)(2) of the Texas Occupations Code

Calendar of Events

Commission Meetings:

August 18, 2008
(Austin)

October 27, 2008
(Austin)

Broker-Lawyer Committee Meetings:

October 2, 2008
(Austin)

Inspector Committee Meetings:

October 10-11, 2008
(Austin)

Web site:

<http://www.trec.state.tx.us>

Phone

(800) 250-TREC (8732)
or
(512) 459-6544

**Roewe, Marieta S.
(Spring Branch); License #247987**

Agreed reprimand of broker license, entered April 7, 2008; failing to provide the written statement regarding agency relationships to a party to a real estate transaction and while representing a buyer, attempting to negotiate with the seller even after learning the property was listed, in violation of §§1101.652(b)(1) and 1101.652(b)(2) of the Texas Occupations Code; placing a sign on a property without the written consent of the owner, in violation of §1101.652(b)(18) of The Real Estate License Act

**Valentino, James Charles
(Houston); License #451094**

Agreed administrative penalty of \$500, entered April 11, 2008. Mr. Valentino acted negligently or incompetently when he took inadequate action to insure an expired salesperson had ceased acting as his associate and real estate agent, in violation of 1101.652(b)(1) of the Texas Occupations Code; Mr. Valentino as broker established an association, by employment or otherwise, with an unlicensed person (formerly a salesperson sponsored by Mr. Valentino until their license expired) who was expected or required to act as a real estate licensee, in violation of §1101.652(b)(26) of the Texas Occupations Code

**Saied, Jim S.
(Corpus Christi); License #351094**

Agreed 3 month suspension of broker license with remaining 2 months probated for 1 year, effective April 18, 2008; offering property for sale on terms not authorized by the principal, in violation of §1101.652(b)(20) of the Texas Occupations Code; acting negligently and dishonestly in advising owners during transaction about amendment options and obligations to repair and completion of related documents, in violation of §1101.652(b)(1) and (2) of the Texas Occupations Code; failing to provide executed copy of listing agreement with client in violation of §1101.652(b)(28) of the Texas Occupations Code; failing to provide transaction documentation requested by the owner and in agent's possession, in violation of §1101.652(b)(28) of the Texas Occupations Code; providing clients with legal advice about documents involved in transaction instead of referring to legal counsel, in violation of §1101.654(a)(2) of the Texas Occupations Code; and, failing to surrender documentation without just cause requested by the owner and in broker's possession, in violation of §1101.652(a)(7) of the Texas Occupations Code

**Diaz, Alvin
(Houston); License #389884**

Agreed reprimand of broker license, entered April 22, 2008; Agreed administrative penalty of \$500, entered April 22, 2008; acting negligently or incompetently by paying commissions to an unlicensed individual, in violation of §1101.652(b)(1) of the Texas Occupations Code; paying a commission or fee to or dividing a commission or a fee with a person other than a license holder or a real estate broker or salesperson licensed in another state for compensation for services as a real estate agent, in violation of §1101.652(b)(11) of the Texas Occupations Code; establishing an association by employment or otherwise with a person other than a license holder if the person is expected or required to act as a license holder, in violation of §1101.652(b)(26) of the Texas Occupations Code

**May, Julie Lynn
(Round Rock); License #410571**

Agreed 6 month suspension of broker license, probated for 18 months, effective April 25, 2008; Agreed administrative penalty of \$500, entered April 25, 2008; was negligent and acted in bad faith while acting as a property manager, in violation of §1101.652(b)(1) and (2) of the Texas Occupations Code; by conducting business under name Commission not notified of within 30 days of beginning usage, in violation of 22 TAC §535.154(c); inserting or withholding information in a statement about a subcontractor wholly owned by broker to owner which makes it inaccurate, in violation of §1101.652(b)(24) of the Texas Occupations Code; accepting or receiving funds not disclosed to the principal resulting from such ownership, in violation of §1101.652(b)(13) of the Texas Occupations Code failing to provide documentation requested by principal, in violation of §1101.652(a)(7) of the Texas Occupations Code; and, not having owner permission to lease property in exchange for tenant's performing repairs, in violation of §1101.652(b)(20) of the Texas Occupations Code

**Phillips, Herbie Lee
(Frisco); License #432210**

Agreed reprimand of salesperson license, entered April 25, 2008; acting negligently or incompetently in real estate brokerage activities by making a verbal promise to collect and deliver a principal's option fee funds and then subsequently failing to do so without making any reasonable accommodations to the principal, in violation of §1101.652(b)(1) of the Texas Occupations Code; failing to provide, within reasonable time, information requested by the commission that relates to a formal or informal complaint to the commission that would indicate a violation of this chapter, in violation of §1101.652(a)(6) of the Texas Occupations Code

**Pimentel, Alma Araceli
(Houston); License #453021**

Agreed reprimand of salesperson license, entered April 29, 2008; Agreed administrative penalty of \$1,000, entered April 29, 2008; acting as a broker or salesperson when their license is expired, in violation of §1101.351(a)(1) of the Texas Occupations Code; procuring or attempting to procure a license by fraud, misrepresentation, or deceit or by making a material misstatement of fact in an application for real estate salesperson license, in violation of §1101.652(a)(2) of the Texas Occupations Code

**Butler, Valencia Lynette
(Frisco); License #557914**

Revocation of salesperson license, effective May 29, 2008; failing within a reasonable time to provide information to the Commission in response to Commission's request for same in connection with an application for renewal of real estate salesperson license, in violation of 22 TAC §535.91(c)

**Riley, Crystal Morgan
(Arlington); License #536359**

Revocation of salesperson license, effective May 30, 2008; failing within a reasonable time to provide information to the Commission in response to Commission's request for same in connection with an application for renewal of real estate salesperson license, in violation of 22 TAC §535.91(c)

**McKissack Group, Inc.
(Denton); License #449245**

Agreed 1 month suspension of broker license fully probated for 1 year, effective May 1, 2008; Agreed administrative penalty of \$750, entered May 1, 2008; acting negligently or incompetently in completing contract forms; by publishing a dishonest promotion and advertisement; by making a false promise of a \$10,000 reward at the closing of the principals' transaction when the reward could not be redeemed at closing; by pursuing a continued and flagrant course of misrepresentative promotion and advertisement; by soliciting or offering for sale real property by means of a deceptive practice; by publishing an advertisement that implies that the salesperson is the person responsible for the operation of a real estate brokerage in violation of §§ 1101.652(b)(1), (2), (5), (6), (15), and (23) of the Texas Occupations Code

**Chapman, Murrel
(Cedar Hill); License #2254**

Agreed 30-day suspension of professional inspector license fully probated for 24 months, effective May 1, 2008; acting negligently or incompetently in the performance of the structural, mechanical, electrical, and plumbing portions of the inspection by failing to report evidence of a previous fire, and by leading the buyers to believe that the inspection was complete in scope; by failing to report improper grading around foundation walls; by failing to report deficiencies in the roof structure and sheathing; by failing to report as in need of repair inadequate combustion air to the furnace and the furnace vent pipe in dangerous proximity to combustible materials where it penetrated the roof; by failing to report as in need of repair the absence of shut-off valves on sink water supply lines and supply and wastewater pipes that were improperly supported with blocks of wood or other scrap construction materials; by failing to report as in need of repair the water heater vent pipe in dangerous proximity to combustible materials in the water heater closet and attic, in violation of §1102.301 of the Texas Occupations Code, and §§ 535.228-229 of the Texas Administrative Code

**Evans, Burl J. Jr.
(Nacogdoches); License #261717**

Agreed 30-day suspension of broker license, fully probated for 4 years, effective May 1, 2008; Agreed administrative penalty of \$3,690, entered May 1, 2008; acting negligently or incompetently; engaging in conduct that is dishonest or that demonstrates untrustworthiness when failing to act fairly and impartially with intermediary parties; failing to make clear to all parties to a real estate transaction the party for whom the license holder is acting by failing to provide an Information About Brokerage Services form and proper intermediary consent; failing to provide, within reasonable time, a record and other information requested by the commission that relates to a formal or informal complaint to the commission that would indicate a violation of this chapter; aiding, abetting, or conspiring with another person to circumvent this chapter by working with other licensees to convince his seller to reject one offer and accept a second offer from a buyer that was also his principal under an improperly-formed intermediary relationship; pursuing a continued and flagrant course of misrepresentation and making false promises; in violation of §§1101.652(a)(5) and (6), and §§1101.652(b)(1), (2), (7), and (27), of the Texas Occupations Code

**Smith, Wanda
(Gilchrist); License #485262**

Agreed 3 month suspension of broker license, effective May 1, 2008, beginning July 1, 2008; remaining 1 month probated for 1 year failing to provide the Information About Brokerage Services to a party to a real estate transaction at the time of the first substantive dialogue, in violation of §1101.558(c) of the Texas Occupation code; failing to obtain the written consent from each party to act as an intermediary in the transaction and failing to state the source of any expected compensation to the broker in the consent(s), in violation of §1101.559(a) of the Texas Occupations Code; acting negligently or incompetently in formation, authorization and conduct in intermediary relationship between the parties, in completing contract forms and timely deposit of earnest money with the title company, in violation of §1101.652(b)(1) of the Texas Occupations Code; engaging in conduct that is dishonest or in bad faith or that demonstrates untrustworthiness in formation, authorization and conduct in intermediary relationship between the parties, in completing contract forms and timely deposit of earnest money with the title company, in violation of §1101.652(b)(2) of the Texas Occupations Code; failing to make clear to all parties to a real estate transaction the party for whom the license holder is acting in formation, authorization and conduct in intermediary relationship between the parties, in violation of §1101.652(b)(7) of the Texas Occupations Code; 22 TAC §535.159(i) failing within a reasonable time to deposit earnest money or obtaining the principals written consent to delay the deposit of earnest money in this real estate transaction, in violation of 22 TAC §535.159(i) as authorized by §1101.656(a) of the Texas Occupations Code

**Winter, Charlene E.
(Richardson); License #369362**

Agreed reprimand of broker license, entered May 7, 2008; engaging in conduct that is dishonest or in bad faith or that demonstrates untrustworthiness by forcing a seller to pay a "bonus" toward her commission at the closing table, which constituted the difference between the maximum amount of closing costs the seller was willing to pay and the actual closing costs, in violation of §1101.652(b)(2) of the Texas Occupations Code

**Greer, Robert L.
(Sandia); License #227916**

Agreed 1 month suspension of broker license fully probation for 1 year, effective May 12, 2008; using an improper and outdated TREC form required for use by the Commission in violation of V.A.C.S. Art. 6573a §16 (e) [§1101.652(a)(8), Texas Occupations Code, effective June 1, 2003]; acting negligently and dishonestly in advising the owner during the transaction by failing to utilize the correct TREC form, providing incorrect or incomplete information to a purchaser that had not seen the property prior to closing, and not insuring a residential service contract negotiated for was provided at closing in violation of V.A.C.S. Art. 6573a §15(a)(6) (W) [§1101.652(b)(1), Texas Occupations Code, effective June 1, 2003]; and failing to provide to provide an Information about Brokerage Services form to a party to a real estate transaction at the time of first substantive dialogue in violation of V.A.C.S. Art. 6573a §15C(m)(1) [§1101.558, Texas Occupations Code, effective June 1, 2003]

**American Home Shield of Texas, Inc.
(Memphis, TN); License #102**

Agreed administrative penalty of \$3000, entered May 21, 2008; advertising or marketing the company's services in a misleading or deceptive manner, in violation of §1303.352(a)(6) of the Texas Occupations Code

**Webb, Peter Devonne
(Dallas); License #556291**

Revocation of salesperson license, effective June 2, 2008; failing within a reasonable time to make good a check issued to the Commission and pay the processing fee, in violation of §1101.652(a)(4) of the Texas Occupations Code; failing to pay the check processing fee within 15 days after the Commission has mailed the request for payment, in violation of 22 TAC §534.2(a)

**Sandion A Texas General Partnership
(Bryan); License #406046**

Agreed administrative penalty of \$1,500, entered June 2, 2008; allowing an unlicensed person to perform brokerage activity while associated with the brokerage firm, in violation of §1101.652(b)(26) of the Texas Occupations Code; and paying a commission or fees to an unlicensed person for compensation for services as a real estate agent, in violation of §1101.652(b)(11) of the Texas Occupations Code

**Tom Fouts Realtors, Inc.
(Denton); License #unlicensed**

Agreed administrative penalty of \$1,000, entered June 4, 2008; engaging in the business of, or advertising or holding itself out as engaging in or conducting the business of a real estate salesperson without first obtaining a real estate license by accepting commissions for and assisting in negotiations between sellers and buyers for the sale of commercial property, in violation of §1101.351 of the Texas Occupations Code

**Luterman, Zachary Blayne
(Frisco); License #519016**

Agreed revocation of broker license, effective June 6, 2008; Agreed administrative penalty of \$8,000, entered June 6, 2008; Zachary Blayne Luterman engaged in the business of, or advertised, or held himself out as engaging in the business of a real estate broker in Texas before holding a real estate salesperson or broker license by listing for sale real properties in a multiple listing service using a deceased broker's REALTOR association membership, in violation of §1101.351(a) of Texas Occupations Code; Zachary Blayne Luterman procured a real estate salesperson license in active status and subsequently a real estate broker license by fraud, misrepresentation, or deceit or by making material misstatement of fact in an application for each license when he filed with the Commission a salesperson sponsorship with the alleged signature of a deceased real estate broker and thereafter maintained an active salesperson license for the period of time required to obtain a broker license by engaging in or having knowledge of the following activities: renewals of a broker license, completion of mandatory continuing education classes, and change of business and permanent mailing addresses filed with the Commission by deceased sponsoring broker, in violation of §1101.652(a)(2) of Texas Occupations Code; Zachary Blayne Luterman engaged in conduct that was dishonest or in bad faith or that demonstrated untrustworthiness by engaging in the above described conduct, in violation of §1101.652(b)(2) of Texas Occupations Code

**Shaw, James Henry
(San Antonio); License #265303**

Agreed reprimand of broker license, entered June 10, 2008; Agreed administrative penalty of \$1,000, entered June 10, 2008; acting negligently or incompetently by failing to monitor the brokerage activities of a sponsored salesperson, in violation of §1101.652(b)(1) of the Texas Occupations Code

**United Group, Inc.
(San Antonio); License #500593**

Agreed reprimand of broker license, entered June 10, 2008; Agreed administrative penalty of \$1,000, entered June 10, 2008; acting negligently or incompetently by failing to monitor the brokerage activities of a sponsored salesperson, in violation of §1101.652(b)(1) of the Texas Occupations Code

**Gilbert, Lee Swenson
(Austin); License #417070**

Agreed 30-day suspension of salesperson license, entered June 30, 2008; Agreed administrative penalty of \$250, entered June 30, 2008; acting negligently or incompetently by improperly failing to utilize a formal (complete) estimate of closing costs, improperly advising on effects of gift funds and financing details, failing to properly complete financing details in an earnest money contract, failing to modify contract prior to closing to accurately reflect the transaction, failing to protect seller's right to return to property after closing for removal of personal property, in violation of §1101.652(b)(1), Texas Occupations Code; failing to make clear to all parties for whom representing, in violation of §1101.652(b)(7), Texas Occupations Code; making a false promise of amount of funds the seller would net from the transaction when accepting an offer when unable or not intending to keep such promise which resulted in such amount not being obtained, in violation of §1101.652(b)(5), Texas Occupations Code; and, failing to properly account for or remit option fee funds received from the buyer that belonged to the seller, in violation of §1101.652(b)(9), Texas Occupations Code

**Finn, Ronald Lee
(Valley Mills); License #477226**

Agreed 1 month suspension of salesperson license fully probated for 6 months, effective June 30, 2008; acting negligently or incompetently in a transaction by failing to complete an amendment regarding repairs and deliver it to the title company, by recommending an unlicensed handyman to perform repairs, and by failing to prepare a temporary lease, in violation of §1101.652(b)(1) of the Texas Occupations Code; engaging in conduct which constitutes dishonest dealings, bad faith, or untrustworthiness in a transaction by failing to inform his buyer of his own unsuccessful attempt to purchase a portion of the property and by indicating that he would later purchase the commercial tract from her for his development in a particular way, in violation of §1101.652(b)(2) of the Texas Occupations Code; using his expertise to the disadvantage of another in a real estate transaction when he purchased the commercial tract from his former client, in violation of 22 TAC §535.144; and failing to advise a property owner as to the licensee's opinion of the market value of a property when offering to purchase the property from his former client for his own account as a result of contact made while acting as a real estate agent, in violation of 22 TAC §535.16(c)

Failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f)

Tieman, Janet Gale (Lockhart); License #502821 Agreed reprimand of salesperson license, entered March 4, 2008; Agreed administrative penalty of \$500, entered March 4, 2008	Denson, Albert Wray (Houston); License #454540 Agreed reprimand of salesperson license, entered March 11, 2009; Agreed administrative penalty of \$500, entered March 11, 2008	Berger, Todd D. (Dallas); License #546499 Agreed reprimand of salesperson license, entered March 26, 2008; Agreed administrative penalty of \$500, entered March 26, 2008	Fox, Darla M. (Austin); License #446235 Agreed reprimand of salesperson license, entered 4-2-08; Agreed administrative penalty of \$750, entered April 2, 2008
Griffin, Jessica Marie (Austin); License #494603 Revocation of salesperson license, effective April 2, 2008	Luera, Erica L. (Cibolo); License #490656 Revocation of salesperson license, effective April 2, 2008	Armstrong, Leonette (Humble); License #491240 Revocation of salesperson license, effective April 2, 2008 failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f)	Caskey, Eldon Lawrence (San Antonio); License #357028 Revocation of salesperson license, effective April 3, 2008
Sahualla, Dean Rayburn (Victoria); License #500091 Agreed reprimand of salesperson license, entered April 4, 2008; Agreed administrative penalty of \$500, entered April 1, 2008	Green, Edward Hardy, III (Fort Worth); License #559125 Agreed reprimand of salesperson license, entered April 4, 2008; Agreed administrative penalty of \$500, entered April 4, 2008	Hart, Jacalyn Leigh (Lake Jackson); License #510082 Revocation of salesperson license, effective April 4, 2008	Turner, Beverly Smith (Austin); License #428822 Revocation of salesperson license, effective April 4, 2008
Cleaton, Mark L. (Rockwall); License #470201 Revocation of salesperson license, effective April 4, 2008	Bailey, John Randolph (Livingston); License #463590 Revocation of salesperson license, effective April 4, 2008	Melancon, Norman Elphage (Allen); License #447150 Revocation of salesperson license, effective April 4, 2008	Kindt, Brenda A. (Highland Village); License #473775 Agreed probated revocation of salesperson license fully probated for 10 months, effective April 15, 2008; Agreed administrative penalty of \$500, entered April 15, 2008
Carter, Lesare (Dallas); License #356619 Agreed reprimand of salesperson license, entered April 17, 2008; Agreed administrative penalty of \$500, entered April 17, 2008	Bryant, Della Jean (Fort Worth); License #363040 Agreed reprimand of broker license, entered April 17, 2008; Agreed administrative penalty of \$500, entered April 17, 2008	Tollen, Cynthia Dawne (El Paso); License #437126 Agreed reprimand of broker license, entered April 17, 2008; Agreed administrative penalty of \$500, entered April 17, 2008	Robinson, Marlene Jeanelle (Sugar Land); License #508281 Agreed reprimand of salesperson license, entered April 21, 2008; Agreed administrative penalty of \$500, entered April 21, 2008
Morgan, Ryan W. (Garland); License #471857 Agreed reprimand of salesperson license, entered April 23, 2008; Agreed administrative penalty of \$500, entered April 23, 2008	Rufus, Mary Alice (Dallas); License #487429 Revocation of salesperson license, effective May 7, 2008	Giese, William Henry, Jr. (Crowley); License #409182 Revocation of salesperson license, effective May 7, 2008	Kocurek, Jennifer Rene (Pasadena); License #558152 Revocation of salesperson license, effective May 7, 2008
Pugh, Thomas Cartwright (Austin); License #509965 Revocation of salesperson license, effective May 7, 2008	Hernandez, Sonia Margarita (Dallas); License #558117 Revocation of salesperson license, effective May 7, 2008	Watson, Vernon Lee (Granbury); License #198904 Agreed reprimand of broker license, entered May 8, 2008; Agreed administrative penalty of \$500, entered May 8, 2008	Konen, David Michael (Fort Worth); License #458791 Agreed reprimand of broker license, entered May 27, 2008; Agreed administrative penalty of \$500, entered May 27, 2008
Beguerizsse, Nikki Lean (Houston); License #510399 Agreed reprimand of salesperson license, entered May 27, 2008; Agreed administrative penalty of \$500, entered May 27, 2008	Brown, Leann A. (Wichita Falls); License #458862 Agreed reprimand of broker license, entered May 27, 2008; Agreed administrative penalty of \$500, entered May 27, 2008	Rice, Robert Warren (Dallas); License #343129 Agreed reprimand of broker license, entered June 3, 2008; Agreed administrative penalty of \$500, entered June 3, 2008	Alderson, Sandra Lynn (Lockhart); License #382943 Agreed reprimand of broker license, entered June 4, 2008; Agreed administrative penalty of \$750, entered June 4, 2008
Cintron, Joseph (Austin); License #526271 Agreed reprimand of salesperson license, entered June 6, 2008; Agreed administrative penalty of \$500, entered June 6, 2008	Salinas, Joseph Michael, Sr. (Farmer Branch); License #511238 Revocation of salesperson license, effective June 16, 2008	Mann, Sidney Vibert (Round Rock); License #233237 Revocation of broker license, effective June 16, 2008	Hays, Michael Scott (Frisco); License #476285 Revocation of salesperson license, effective June 16, 2008
Feuerbacher, Billie Morse (Dallas); License #511689 Revocation of salesperson license, effective June 16, 2008	Ellis, Kelly Palmer (Round Rock); License #473563 Revocation of salesperson license, effective June 16, 2008	Ware, Arvelodia Lois (Tyler); License #476851 Agreed reprimand of salesperson license, entered June 17, 2008; Agreed administrative penalty of \$500, entered June 17, 2008	
Failing to pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f)			
Smith, Patricia Jean (Bacliff); License #486532 Revocation of salesperson license, effective April 2, 2008	Holland, Cameron Howell (Plano); License #535840 Agreed reprimand of salesperson license, entered April 24, 2008; Agreed administrative penalty of \$750, entered April 24, 2008		