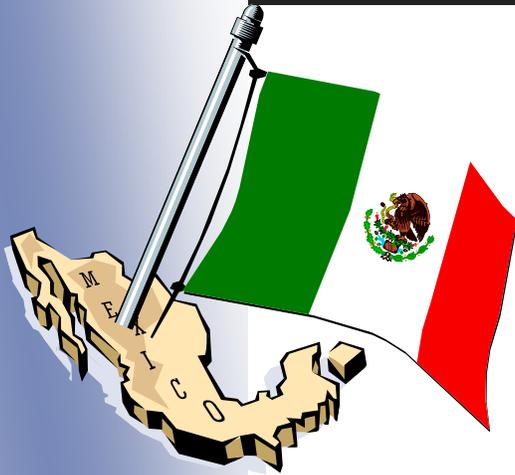




# TRECA Advisor

Texas Real Estate Commission ★ Volume 18, Number 2 ★ April 2007



## Buying Real Estate in Mexico

Mexico is a wonderful and very beautiful country. If you enjoy your visit you may begin to think about acquiring a bit of paradise. There are mountains, lakes rivers, forests, deserts and seashore in Mexico. There is history, ancient cultures, handicrafts, folklore and many other wonderful things to share.

Buying property in ANY country can be stressful. **A property purchase in Mexico can be just as safe and secure as in the U.S. or Canada IF it is done correctly!**

Here are some guidelines for success in a real estate acquisition in Mexico:

1. Be sure the agent you select to represent you is a real estate professional, preferably a member of AMPI, the Mexican National Real Estate Association. Ask for references, check them out. Be satisfied the person representing you is experienced in Mexican transactions. AMPI members are International Members of the National Association of Realtors and must adhere to an association code of ethics.
2. Insist that the person representing you, represents ONLY you, the buyer, and not also the seller unless you understand, agree to and sign an agency disclosure agreement.
3. Consider only the purchase of PRIVATE property. **Ejidal** property is communally owned and while it is often offered at a far lower price it cannot legally be sold or promised to be sold until it becomes private property.
4. Be certain that you and your agent are dealing ONLY with the owner of record or his or her legitimate attorney in fact. Insist upon receiving a copy of the seller's deed as a condition of your offer. If you and/or your agent don't understand Spanish, get it translated.
5. Avoid costly and time consuming litigation, insist upon including a binding arbitration clause in your contracts with the seller and other parties involved.
6. Get a title investigation and buy title insurance for the full amount of your purchase price. While the initial search may seem expensive for some areas, the title policy transfers risk to the insurance company, and minimizes yours as the buyer.
7. Think carefully about how you acquire title in order to avoid or minimize probate and transfer costs in the future.
8. Closing costs may run from 13% to 20% of the cost of a \$50,000 property! The multimillion dollar property will be about 3.5% of purchase price. Certain costs are fixed regardless of value. Be sure to budget for closing costs and get a full estimate in writing from the company supervising your transfer.
9. The major portion of your payment for the property should be withheld or held in escrow until the deed has been signed by the seller and, if applicable, the bank trustee (*if a fideicomiso*). Land within certain areas close to the Mexican border or coastline can only be obtained with a bank trustee listed as owner.
10. **INSIST** upon receiving a registered title document for your property. If the seller is financing the property, sign a document protecting his interests in the event of your default. **Be SURE you know the amount which is declared in your deed and understand the tax implications of same.**
11. Use an experienced neutral third party to supervise the transfer of title to you.



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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.

Official publication of the Texas Real Estate Commission

Volume 18, Number 2 April 2007

Rick Perry Governor

Commission Members:

John Walton Chairman LUBBOCK

Elizabeth Leal Vice-Chair EL PASO

William H. Flores Secretary COLLEGE STATION

Troy C. Alley, Jr. ARLINGTON

Mary Frances Bursleson DALLAS

John D. Eckstrum CONROE

Louise Hull VICTORIA

Paul H. Jordan GEORGETOWN

Tom C. Mesa PASADENA

TREC Administrator Wayne Thorburn

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

February 26, 2007

The Texas Real Estate Commission held its regularly scheduled meeting at the TREC headquarters in Austin, Texas on Monday, February 26, 2007. Chairman John Walton presided.

The Chairman announced that a new commission member was appointed. The new member is Troy C. Alley, Jr. of Arlington. Mr. Alley replaced Commissioner Austin of Fort Worth. Mr. Alley was unable to attend the meeting.

John D. Eckstrum was elected vice chairman and Tom C. Mesa was elected secretary.

After executive session, the Commission voted to pay one recovery fund claim in the amount of \$50,000.

The Commission voted to adopt the amendments to 22 TAC §535.223, which would delete a provision that exempted home inspectors from the requirement to use the promulgated Inspection Report Form for inspections for which a relocation company or a seller's employer requires use of a different form.

Amendments were proposed to 22 TAC §§537.21-.23, .35, .39-.41, and .48. The amendments would adopt by reference eight revised contract forms to be used by Texas real estate licensees.

Ann Walker was appointed as the real estate member of the Mortgage Broker Advisory Committee.

Brad Phillips, Larry Foster and Fred Willcox were appointed as members of the Inspector Committee.

The Chairman appointed Commissioners Eckstrum and Bursleson as members of the Administrator Selection Sub-Committee, Chairman Walton would be the third member.

The Commission adopted the language for resolutions recognizing licensees with 50 years of licensure. Mr. Thorburn presented a list of 63 licensees who have been licensed for 50 years or more.

The Commission denied a motion for rehearing in the matter of Philip Perez Romo.

The next meetings of the Commission are scheduled for April 23, 2007 and June 4, 2007, in Austin.

April 23, 2007

The Texas Real Estate Commission held its regularly scheduled meeting at the TREC headquarters in Austin, Texas on Monday, April 23, 2007. Chairman John Walton presided.

The Chairman introduced Troy C. Alley, Jr., of Arlington who had been appointed to take the place of Commissioner Austin.

The Chairman and Administrator Wayne Thorburn presented resolutions to Edwin Johnson Terry and Donald L. West, for being licensed for over 50 years.

The Commission voted to pay two recovery fund claims, one for \$50,000 and one for \$23,500. The Commission voted to oppose payment of one claim in the amount of \$19,000.

Amendments were adopted to 22 TAC §§537.21-.23, .35, .39-.41, and .48. The amendments would adopt by reference eight revised contract forms to be used by Texas real estate licensees.

The Commission voted to postpone any meetings of the Administrator Selection Committee until after the legislative session has ended.

Ms. Hassumani, Assistant Administrator, announced that she would be leaving TREC as of May 15, 2007. She has accepted a position at Rice University and will be moving to Houston.

The next meeting of the Commission is scheduled for June 4, 2007, in Austin.



Edwin Johnson Terry and Commission Chairman John Walton



Administrator Wayne Thorburn, Donald L. West and Chairman Walton

## PRE-QUALIFICATION AND CONDITIONAL APPROVAL LETTERS



Pre-qualification letters are intended to provide the buyer and seller with a good probability that the buyer can obtain mortgage financing. Unfortunately, many times the letters used are not properly assembled and are not in compliance, according to Rachel McNamara, Senior Consultant with Alliance Academy.

Did you know that the Texas Department of Savings and Mortgage Lending promulgated a form just for this very purpose? Did you know that Mortgage Brokers and Loan Officers are subject to audits and that if they do not use the proper form, they could receive a negative audit by the Department?

There are specific guidelines that must be met in order for the document to be prepared properly and within compliance. The most essential criteria involve the loan terms and qualifying documentation that has been collected to pre-qualify or pre-approve the borrower. For this, there are two forms that must be used. One is on Form A, which is the Conditional Qualification Letter or Pre-Qualification Letter. This should be the most widely used letter because this letter says that the borrower has been qualified for a loan, but not formally approved. It states that the borrower has discussed many of the items needed for qualification of a loan and that as long as that information can be verified, the borrower should be able to obtain financing.

The second form is Form B, which is the Conditional Approval Letter, which states that the borrower has met the qualifications of the loan and the documents have been verified. Of course, it's not finally approved until the lender funds it, but it is Conditionally Approved. At the beginning stages of purchase contract negotiations, it is rather uncommon for the loan to be fully Conditionally Approved, thus the letter should be called a Conditional Qualification Letter.

One situation that commonly creates conflict between lenders and real estate agents during the preparation of the Conditional Qualification letters is the qualifying terms, including the loan amount. Many agents feel that it takes away some of their negotiating power if there is a loan amount that is too high on the letter that will often be provided to the seller with the contract. The easy solution is to put the lower loan amount when they qualify for more than what they need to buy the house. Then the letter would meet the amount needed for the bid and still meet compliance needs for the broker. It's that simple!

To see a copy of the basic format of the letter, you can visit the Texas Department of Savings and Mortgage Lending website at <http://www.sml.state.tx.us/ConditionalApproval.htm>.

Encourage your lenders to use the proper formatting to protect your buyer and seller in the transaction!

### **Gov. Perry Appoints Alley to Texas Real Estate Commission**

Gov. Rick Perry appointed Troy C. Alley Jr. of DeSoto to the Texas Real Estate Commission for a term to expire Jan. 31, 2011. Mr. Alley replaces James N. Austin of Fort Worth.

Alley is the executive vice president of Con-Real, Inc., where he is responsible for brokerage, leasing, and other real estate services. He is a member of the Appraisal Institute, the Dallas Board of Realtors and the Texas Association of Realtors. He is an associate board member at Southern Methodist University and on the advisory board at the University of Arkansas.

Alley received a bachelor's degree from the University of Arkansas, a master's degree from Southern Methodist University and completed work at the Massachusetts Institute of Technology in real estate development.

*80<sup>th</sup> Legislative  
Session will end  
May 28, 2007.*



# Disciplinary Actions

## January 2007-March 2007

### Consumer Complaints

**McWhirter, Grant Paul**  
(Spicewood); license #523355

Agreed administrative penalty of \$500, entered January 16, 2007; continued to engage in the business of a real estate broker by offering for sale real property for another person with the expectation of receiving valuable consideration, in violation of §1101.351(a) of the Texas Occupations Code; making a material misstatement of fact by failing to answer "yes" the question regarding unlicensed activity in an application for late renewal of a real estate salesperson license, in violation of §1101.652(a)(2)

**Hayes, Rodney A.**  
(Flower Mound); license #417227

Agreed probationary license ordered, effective January 22, 2007; Agreed administrative penalty of \$1,000, entered January 22, 2007; after expiration of his broker license in 2003, again in 2004, and again in 2006, Rodney A. Hayes continued to engage in the business of a real estate broker, in violation of §1101.351(a) of the Texas Occupations Code; Rodney A. Hayes failed to answer "yes" to the question regarding unlicensed activity in three applications for late renewal of a real estate broker license each filed by Mr. Hayes in 2003, 2005, and 2006

**Thompson, Shawn Alan**  
(San Antonio); license #4546

Agreed reprimand of professional inspector license, entered January 23, 2007; performed a real estate inspection in a negligent or incompetent manner, in violation of §1102.301 of the Texas Occupations Code; failed to report as in need of repair a food waste disposer wired directly into the structure's electrical system, without a shut-off mechanism within close proximity to the disposer unit, in violation of 22 TAC § 535.229(b)(1) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair a furnace improperly housed in a closet that did not allow for normal intake of combustion air and could cause carbon monoxide to enter into the home's air distribution system, in violation of 22 TAC § 535.229(t)(4) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair a gas line to the furnace made of improper material, in violation of 22 TAC § 535.229(t)(6) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair an extension cord hardwired into the furnace wiring; in violation of 22 TAC § 535.230(c)(12) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair an exposed junction where the extension cord was wired into the furnace, in violation of 22 TAC § 535.230(c)(6) of the Rules of the Texas Real Estate Commission

**Scully, George L. Jr.**  
(Port Arthur); license #98005

Agreed reprimand of broker license, entered January 30, 2007; Agreed administrative penalty of \$250, entered January 30, 2007; commingled money that belonged to another person with the license holder's own money by depositing rent checks collected for another into an account which also contained commissions, in violation of 1101.652(b)(10) of the Texas Occupations Code; acted negligently or incompetently by failing to timely provide certain information to the owner of property he managed, resulting in added expense to the owner, in violation of 1101.652(b)(1) of the Texas Occupations Code

**Cain, Kris**  
(Houston); license #512696

Agreed 1 month suspension of broker license fully probated for 6 months, entered February 1, 2007; Agreed administrative penalty of \$1,000, entered February 1, 2007; acted negligently or incompetently in performing an act for which a person is required to hold a real estate license, in violation of §1101.652(b)(1) of the Texas Occupations Code by not taking to proper steps to act as intermediary and not being aware of indicators of mortgage fraud crimes; procuring a license for the license holder by fraud, misrepresentation, or deceit or by making a material misstatement of fact in an application for a license, in violation of §1101.652(a)(2) of the Texas Occupations Code

**Talerico, Richard C.**  
(Brookshire); license #N/A

Agreed administrative penalty of \$1,000, entered February 5, 2007; performing unlicensed activity by naming himself as broker in a Residential Leasing and Property Management Agreement without first obtaining a real estate broker license, in violation of §1101.351 of the Texas Occupations Code

**Godwin, Mark**  
(Dallas); license #493566

Agreed administrative penalty of \$500, entered February 23, 2007; after expiration of his salesperson license, Mark Godwin continued to engage in the business of a real estate broker by acting as a buyer's agent for another person with the expectation of receiving valuable consideration, in violation of §1101.351 of the Texas Occupations Code; and making a material misstatement of fact by failing to answer "yes" to the question regarding unlicensed activity in an application for late renewal of a real estate salesperson license, in violation of §1101.652(a)(2) of the Texas Occupations Code

**Sumner, James D.**  
(Itasca); license #377765

Agreed reprimand of broker license, entered February 6, 2007; failed to furnish to the buyers and the seller the Information About Brokerage Services disclosure at the time of the first substantive dialogue, in violation of §15C of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.558(c) of the Texas Occupations Code effective June 1, 2003]; acted negligently or incompetently in failing to complete the effective date of the purchase contract and improperly completing other portions of the contract, in violation of §15(a)(6)(W) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.652(b)(1) of the Texas Occupations Code effective June 1, 2003]; used an outdated TREC contract form, in violation of 22 TAC § 537.28

**Gayle, Cindy**  
(Goliad); license #246663

Agreed reprimand of broker license, entered February 20, 2007; Agreed administrative penalty of \$750, entered February 20, 2007; acting negligently or incompetently by failing to promptly return phone calls from the seller and return keys to the seller, in violation of §1101.652(a)(1) of the Texas Occupations Code

**Riley, Beaux Jess**  
(Arlington); license #280127

Agreed probationary license ordered, effective February 26, 2007; Agreed administrative penalty of \$500, entered February 22, 2007; after expiration of his broker license and before he was aware his license had expired, Beaux Jess Riley continued to engage in the business of a real estate broker for another person with the expectation of receiving valuable consideration, in violation of §1101.351 of the Texas Occupations Code

**Romo, Philip Perez**  
**(The Colony); license #397149**

Revocation of salesperson license, entered February 26, 2007; engaged in conduct which constitutes dishonest dealings, bad faith, or untrustworthiness in modifying a professional engineer's structural evaluation letter requested by the lender and forwarding two modified versions to the lender as the professional engineer's own assessment, in order to obtain loan approval, in violation of §15(a)(6)(V) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.652(b)(2) of the Texas Occupations Code effective June 1, 2003]; pursued a continued and flagrant course of misrepresentation by representing to the lender that the letters were written by the engineer, in violation of §15(a)(6)(C) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.652(b)(6) of the Texas Occupations Code effective June 1, 2003]; and acted negligently or incompetently in failing to ensure that an effective date was entered in the executed contract, in violation of §15(a)(6)(W) of the Real Estate License Act, Article 6573a, Texas Civil Statutes [§1101.652(b)(1) of the Texas Occupations Code effective June 1, 2003]

**Thornton, Shirl A.**  
**(Horseshoe Bay); license #460280**

Agreed reprimand of salesperson license, entered March 1, 2007; Agreed administrative penalty of \$1,000, entered March 1, 2007; failing to exercise judgment and skill in the performance of her work by failing to have a written agreement with the sellers regarding compensation which later led to a civil dispute, in violation of 22 TAC §531.1(3) of the Rules of the Texas Real Estate Commission

**Johnson, Charlotte Yevette**  
**(Dallas); license #unlicensed**

Assessment of an administrative penalty of \$1,000, entered March 15, 2007; after expiration of her real estate salesperson license, Ms. Johnson continued to act or represent that she is a real estate broker or salesperson without holding a license issued by the Texas Real Estate Commission by acting as a buyer's broker in a real estate sales transaction with the expectation of receiving a commission, in violation of §1101.351(a)(1) of the Texas Occupations Code

**Gillespie, Chris Michael**  
**(San Antonio); license #515438**

Agreed administrative penalty of \$2,000, entered March 16, 2007; engaging in real estate brokerage activities after license expiration, in violation of §1101.351(a)(1) of Texas Occupations Code; receiving compensation from more than one party to a real estate transaction without the full knowledge and consent of all parties by receiving both a commission from the seller and a transaction fee from the buyer, in violation of §1101.652(b)(8) of the Texas Occupations Code; engaging in conduct that is dishonest or in bad faith or that demonstrates untrustworthiness by changing a contract with whiteout instead of having the parties initial the changes and collecting two transactions fees when he was only owed one, in violation of §1101.652(b)(2) of the Texas Occupations Code; failing to be truthful when completing a licensure application, in violation of §1101.652(a)(2) of the Texas Occupations Code; failing to provide documents for inspection in connection with a complaint investigation, in violation of §1101.652(b)(5) and filling to provide information related to a complaint, in violation of §1101.652(b)(6), both of the Texas Occupations Code

**Jefferson, Frankie**  
**(Willis); license #127175**

Agreed reprimand of broker license, entered March 20, 2007; Agreed administrative penalty of \$250, entered March 20, 2007; acted negligently or incompetently in failing to properly supervise a salesperson whose license had expired, in violation of §1101.652(b)(1) of the Texas Occupations Code

**Imagine Real Estate Services, LLC**  
**(Plano); license #N/A**

Agreed administrative penalty of \$250, entered March 21, 2007; acting in the capacity of the business of a real estate broker without first obtaining a license issued by the Texas Real Estate Commission by conducting locator services and receiving payment for such services through its owner Amin Khandan Rad, a real estate salesperson sponsored by Emeraldhome LLC, a Texas real estate broker, in violation of §1101.351(a)(1) of the Texas Occupations Code

**Slawson, Darren Lee**  
**(League City); license #469763**

Revocation of salesperson license, entered March 22, 2007; procured a license for the license holder by fraud, misrepresentation, or deceit or by making a material misstatement of fact in an application for a license, in violation of §1101.652(a)(2) 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, in violation of §1101.652(a)(6) of the Texas Occupations Code

**Anderson, Archie L.**  
**(Rockwall); license #4838**

Agreed 1 year suspension of professional inspector license effective, March 28, 2007; beginning September 28, 2007 remaining 6 months probated for 2 years; performed a real estate inspection in a negligent or incompetent manner, in violation of §1102.301 of the Texas Occupations Code; failed to report as in need of repair cracks in the mortar of exterior brick walls around windows, in violation of 22 TAC § 535.228(e)(1) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair evidence of a water stain and a hole in two ceiling areas and failed to report locations of drywall cracks reported to be of structural concern, in violation of 22 TAC § 535.228(c)(1) of the Rules of the Texas Real Estate Commission; failed to report the depth of attic insulation, in violation of 22 TAC § 535.228(h)(10) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair lack of properly functioning GFCI receptacles in the kitchen located greater than six feet away from the sink, in violation of 22 TAC § 535.230(c)(2)(G) of the Rules of the Texas Real Estate Commission; failed to report the type(s) of heating system and energy source(s), in violation of 22 TAC § 535.229(t)(1) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair two malfunctioning furnaces, in violation of 22 TAC § 535.229(t)(2) and 22 TAC § 535.229(t)(3) of the Rules of the Texas Real Estate Commission

**Alvarez, Luis A. Jr.**  
**(Huffman); license #4939**

Agreed 1 month suspension of professional inspector license fully probated for 2 years, effective March 29, 2007; performed a real estate inspection in a negligent or incompetent manner, in violation of §1102.301 of the Texas Occupations Code; failed to report as in need of repair improper grading that sloped toward the house, which would allow water to pool near the foundation, in violation of 22 TAC §535.228(a)(8) of the Rules of the Texas Real Estate Commission; failed to report the type of roofing, in violation of 22 TAC §535.228(h)(1) of the Rules of the Texas Real Estate Commission; failed to report as in need of repair a flexible gas supply line to the furnace that was routed through the furnace housing, which is an improper connection because of the risk of damage to the line from the metal edge of the hole in the furnace housing, in violation of 22 TAC §535.229(t)(6) and 22 TAC §535.229(t)(6) of the Rules of the Texas Real Estate Commission; failed to report the type of branch circuit wiring, in violation of 22 TAC §535.230(c)(1) of the Rules of the Texas Real Estate Commission; reported an inspection on a form that deviated from the required TREC REI 7A-0 form by reformatting the required block of text on the first page such that much of the text was missing, in violation of 22 TAC §535.223(c) of the Rules of the Texas Real Estate Commission

## Administrative Complaints

**West, Yvonne Laruth**  
(Fort Worth); license #359534

Revocation of salesperson license, effective January 8, 2007; payment of \$34,217.60 made by the Texas Real Estate Recovery Trust Account toward satisfaction of a judgment against Yvonne Laruth West, as provided by §1101.655(a) of the Texas Occupations Code

**Stellges, Sharon Katherine**  
(San Antonio); license #190354

Agreed extension of probated suspension, entered February 22, 2007; extension until April 30, 2007, to take required 30-hour principles of real estate course and extension of probation until January 31, 2008, in lieu of revoking probation and imposing 2 month suspension of broker license

**Garcia, Ana Maria**  
(Laredo); license #450581

Revocation of broker license, effective February 28, 2007; violated a term or condition of probation by failing to make a payment as required by the order of probation

### Calendar of Events

**Commission Meetings:**

June 4, 2007  
( Austin )

**Broker-Lawyer Committee Meetings:**

None at this time  
( Austin )

**Inspector Committee Meetings:**

May 7, 2007  
June 5, 2007  
August 3, 2007  
( Austin )

**Web site:**

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

**Phone**

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

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) of the Rules of the Texas Real Estate Commission

**McDaniel, Garner Nelson**  
(Pearland); license #123278

Revocation of salesperson license, effective January 2, 2007

**McCandles, Larry C.**  
(Houston); license #532731

Revocation of salesperson license, effective January 2, 2007

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

**Corekin, Jennifer Wood**  
(Houston); license #494077

Agreed reprimand of salesperson license, entered January 2, 2007; Agreed administrative penalty of \$250, entered January 2, 2007

**Hammons, Amy Michelle**  
(Jacksonville); license #459668

Revocation of salesperson license, effective January 8, 2007

**Salazar, Ana Veronica**  
(Houston); license #497720

Agreed reprimand of salesperson license, entered January 9, 2007; Agreed administrative penalty of \$250, entered January 9, 2007

**Hall, Carol J.**  
(Katy); license #496359

Agreed reprimand of salesperson license, entered January 9, 2007; Agreed administrative penalty of \$250, entered January 9, 2007

**Delay, Mark Christian**  
(Plano); license #342852

Revocation of salesperson license, effective January 10, 2007

**Marlin, Lori May**  
(Austin); license #463192

Agreed reprimand of salesperson license, entered January 11, 2007; Agreed administrative penalty of \$250, entered January 11, 2007

**Sutton, Stuart Earl**  
(Round Rock); license #284885

Agreed reprimand of broker license, entered January 11, 2007; Agreed administrative penalty of \$250, entered January 11, 2007

**Reed, Derrick Dennis**  
(Dallas); license #483738

Revocation of salesperson license, effective January 16, 2007

**Henry, William Ray**  
(McKinney); license #314333

Agreed reprimand of broker license, entered January 16, 2007; Agreed administrative penalty of \$250, entered January 16, 2007

**Hardman, Jonathan Wayne**  
(Saginaw); license #452980

Agreed reprimand of salesperson license, entered January 16, 2007; Agreed administrative penalty of \$250, entered January 16, 2007

**Plackard, Patricia Eleanor**  
(Carrollton); license #105002

Revocation of broker license, effective January 24, 2007

**Woodward, Bruce P.**  
(Southlake); license #417082

Agreed reprimand of broker license, entered January 30, 2007; Agreed administrative penalty of \$250, entered January 30, 2007

**Ashberg, Jared L.**  
(Austin); license #437101

Agreed reprimand of salesperson licensed, entered February 1, 2007; Agreed administrative penalty of \$250, entered February 1, 2007

**Renfroe, Rose Sandra**  
(Duncanville); license #293561

Agreed reprimand of broker license, entered February 2, 2007; Agreed administrative penalty of \$250, entered February 2, 2007

**Mansur, Kairunnissa**  
(Carrollton); license #466101

Agreed reprimand of salesperson license, entered February 2, 2007; Agreed administrative penalty of \$250, entered February 2, 2007

**Jones, Brian David**  
(Houston); license #439094

Revocation of broker license, effective February 2, 2007

**Troth, Richard Conder**  
(Dallas); license #440779

Revocation of salesperson license, effective February 6, 2007

**Conn, Larry Leland**  
(Tomball); license #262447

Agreed reprimand of broker license, entered February 7, 2007; Agreed administrative penalty of \$250, entered February 7, 2007

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

**Barrs, Felicia Unice**

(DeSoto); license #493194

Agreed reprimand of salesperson license, entered February 14, 2007; Agreed administrative penalty of \$250, entered February 14, 2007

**Royster, Elizabeth Ann**

(Houston); license #498130

Agreed reprimand of salesperson license, entered February 16, 2007

**Walker, Jennifer Adkins**

(Mansfield); license #478945

Revocation of salesperson license, effective February 16, 2007

**Lopez, Victoria Irene**

(Houston); license #476272

Agreed reprimand of salesperson license, entered February 20, 2007; Agreed administrative penalty of \$250, entered February 20, 2007

**Sadeghi, Reza K.**

(Houston); license #467327

Revocation of salesperson license, effective February 22, 2007

**McSween, David Matthew**

(Spring); license #428975

Revocation of salesperson license, effective February 23, 2007

**Zito, Laura Lee**

(Spring); license #380675

Revocation of salesperson license, entered February 27, 2007

**Saldana, Irma Leija**

(Universal City); license #453454

Agreed reprimand of salesperson license, entered March 1, 2007; Agreed administrative penalty of \$250, entered March 1, 2007

**Williams, Mitchell Trey**

(Austin); license #462449

Agreed reprimand of salesperson license, entered March 6, 2007; Agreed administrative penalty of \$250, entered March 6, 2007

**Quinlan, Daniel Alexander**

(Houston); license #485066

Agreed reprimand of salesperson license, entered March 13, 2007; Agreed administrative penalty of \$250, entered March 13, 2007

**Brale, Elaine Mae Loebe**

(Houston); license #475313

Revocation of salesperson license, effective March 16, 2007

**Hudson, Alton**

(Houston); license #495587

Revocation of salesperson license, effective March 20, 2007

**Montemayor, Gilbert A.**

(San Antonio); license #425904

Agreed reprimand of salesperson license, entered March 21, 2007; Agreed administrative penalty of \$500, entered March 21, 2007

**Bradley, Kyle Hodges**

(Terrell Hills); license #387299

Agreed reprimand of salesperson license, entered March 28, 2007; Agreed administrative penalty of \$250, entered March 28, 2007

**Killfoil, Mike**

(Austin); license #461881

Revocation of salesperson license, effective February 15, 2007

**Nguyen, Ngu Nguyen**

(Fort Worth); license #496715

Agreed reprimand of salesperson license, entered February 16, 2007; Agreed administrative penalty of \$250, entered February 16, 2007

**Goff, Jena J.**

(Houston); license #360069

Agreed reprimand of salesperson license, entered February 20, 2007; Agreed administrative penalty of \$250, entered February 20, 2007

**Soria, Emma Beatriz**

(Houston); license #505497

Agreed reprimand of salesperson license, entered February 22, 2007; Agreed administrative penalty of \$250, entered February 22, 2007

**Casterline, Cheryl Ann**

(Rockport); license #497981

Agreed reprimand of salesperson license, entered February 23, 2007; Agreed administrative penalty of \$250, entered February 23, 2007

**Hatcher, Deidra D.**

(Houston); license #494101

Revocation of salesperson license, effective February 27, 2007

**Gegax, Cindy Nicole**

(Irving); license #518809

Agreed reprimand of salesperson license, entered March 1, 2007; Agreed administrative penalty of \$250, entered March 1, 2007

**Easter, Robert C. Jr.**

(Austin); license #371368

Revocation of broker license, effective March 2, 2007

**Prado, Ilse Ruby**

(Houston); license #496947

Agreed reprimand of salesperson license, entered March 6, 2007; Agreed administrative penalty of \$500, entered March 6, 2007

**Gillingwater, Barry Sidney II**

(Austin); license #447465

Agreed reprimand of salesperson license, entered March 16, 2007; Agreed administrative penalty of \$250, entered March 16, 2007

**Lear, Ted Norman**

(Austin); license #329924

Agreed reprimand of salesperson license, entered March 20, 2007; Agreed administrative penalty of \$250, entered March 20, 2007

**Coleman, Alph**

(Houston); license #342317

Revocation of broker license, effective March 20, 2007

**Fletcher, Marcilea Graham**

(Austin); license #339343

Agreed reprimand of salesperson license, entered March 22, 2007; Agreed administrative penalty of \$250, entered March 22, 2007

**Robjohns, Diana Delaney**

(Houston); license #408250

Agreed reprimand of salesperson license, entered March 29, 2007; Agreed administrative penalty of \$250, entered March 29, 2007

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Inspectors, and  
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<p><b>Failing to pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission</b></p>	
<p><b>Longoria, Johnny Jr.</b> (Houston); license #493508 Agreed reprimand of salesperson license, entered February 20, 2007; Agreed administrative penalty of \$250, entered February 20, 2007</p>	<p><b>Powers, Rebeca Ramos</b> (Carrollton); license #381693 Agreed reprimand of salesperson license, entered February 22, 2007; Agreed administrative penalty of \$250, entered February 22, 2007</p>
<p><b>Lepori, Deweylene</b> (Irving); license #495282 Agreed reprimand of salesperson license, entered February 22, 2007; Agreed administrative penalty of \$250, entered February 22, 2007</p>	<p><b>Mueller, Robin Glazener</b> (Dallas); license #461094 Agreed reprimand of salesperson license, entered February 23, 2007; Agreed administrative penalty of \$250, entered February 23, 2007</p>
<p><b>Morgan, Alysha Verne</b> (Irving); license #497598 Agreed reprimand of salesperson license, entered March 13, 2007; Agreed administrative penalty of \$250, entered March 13, 2007</p>	<p><b>Alaniz, Maria</b> (San Antonio); license #472389 Agreed reprimand of salesperson license, entered March 22, 2007; Agreed administrative penalty of \$500, entered March 22, 2007</p>

<p><b>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 the 15 days after the Commission has mailed a request for payment, in violation of §534.2(a) of the Rules of the Texas Real Estate Commission</b></p>	
<p><b>Craft, Jacquelyn Yvonne</b> (Houston); license #483544 Revocation of salesperson license, effective January 4, 2007</p>	<p><b>Trotter, Dennis Glenn</b> (Houston); license #501209 Revocation of broker license, effective January 4, 2007</p>

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