



TREC Advisor

The agency exists to safeguard the public interest and protect consumers of real estate services. In accord with state and federal laws the agency oversees real estate brokerage, appraisal, inspection, home warranty and timeshare interest providers. Through education, licensing and regulation, the agency ensures the availability of qualified and ethical service providers, thereby facilitating economic growth and opportunity in Texas.

INSIDE THIS ISSUE: Tips for contacting the agency (page 1), New Exam Administrator (page 1) From the Administrator (page 2) Agency Staffing Update (page 3), Advertising Requirements (page 4), Rules for Actions (page 5), TREC Disciplinary Action (page 6)

Having trouble getting through? Here are some tips for contacting the agency.

We understand that some individuals have recently experienced unusually long hold times whenever they contacted the agency, and we want to apologize for any inconvenience you have experienced.

The lengthy hold times were due to vacancies in the division that handles incoming communications to the agency. You will be happy to know that these vacancies have been filled. In addition, the agency will be hiring 2 additional individuals to work from 10:00 a.m. to 2:00 p.m. to help keep the hold times to a minimum. While these new hires are being trained, hold times are likely to remain lengthy. As such, here are a few tips when contacting the agency that can help you get the assistance you need as quickly as possible.

Call during non-peak hours. The agency experiences its highest call volume during lunch hours, and is steadily busy between 11 a.m. and 2 p.m.. If you call during those times, you are likely to experience long hold times before someone is able to assist you. If it's possible to wait to contact us, the best time to call the agency is from 7:00 to 8:00 a.m. and 5:00 to 6:00 p.m., when the call volume is the lightest.

Email the agency. Anytime you experience difficulty reaching the agency by telephone, you can submit your issue or concern to the agency by email at: information@trec.texas.gov. Remember to include your name and license or entity number along with a question or concern. Emails sent to that address are responded to within two business days.

Pearson VUE to Administer Licensing Exams in Texas

Beginning September 1, 2014, Texas Real Estate Commission (TREC) and Texas Appraiser Licensing & Certification Board (TALCB) examinations will be administered by Pearson VUE. The contract was awarded to Pearson VUE at the February meetings of the Commission and Board. This spring Pearson VUE met with subject matter experts in the real estate and inspector industry to review exam content. While there are no significant changes to the examination, the content outline and reference materials have been updated and are available at the Pearson VUE website at www.pearsonvue.com

Applicants who are seeking a license and have received an

exam eligibility letter from TREC or TALCB may contact Pearson VUE to register to take an exam.

Exam candidates may continue to register with PSI to take an exam through August 31, 2014, provided there is availability. However, to schedule an exam date after September 1, 2014, eligible exam candidates must contact Pearson VUE.

Pearson VUE may be contacted at 800-997-1248 for exam registrations as early as August 28, 2014. Online exam registrations will be available by October 29, 2014.

I hope that your summer season has been as productive as ours here at the agency! If so, then you should be quite happy with the results. The Commission has been very busy, primarily with finalizing the draft of the agency Strategic Plan and the FY2015 budget, as well as working with the Education Standards Advisory Committee (ESAC) and Broker Responsibility Working Group to review and clarify developing issues in both education and experience for licensing.

The Strategic Plan and budget propose for Commission approval a reduction in license renewal fees for brokers and sales agents, along with a small increase in the application fee for a new license. If this fee reduction is approved, the combination of this and the prior reduction in 2013 will fully reverse the \$5 per year increase that was requested and approved when the agency achieved SDSI status in 2011. At that time, a commitment was made to reverse that temporary increase as soon as we could afford it. I believe we can afford to do so now and have made this recommendation to be effective January 1, 2015.

ESAC has proposed some changes to the course delivery methods, recommending that all courses delivered by alternative delivery (not in a classroom or equivalent) must be certified by a distance education certification body to ensure sound and effective curriculum and teaching methods. A few course providers have complained that this requirement will add unnecessary expense to some courses. ESAC acknowledges the slightly increased cost, but believes the enhanced effectiveness is worth it.

The Broker Responsibility Working Group is recommending some adjustments to the demonstrated experience required to qualify for a broker license.

These proposals would make it a bit easier for some low volume but high complexity transactions to qualify. These changes seem quite straightforward.

Also, we are nearing the end of the formal quadrennial rule review process and have a few recommendations for clarifying several rule

provisions for ease of understanding. These will be considered at the next meeting of the Commission. We think you will be pleased with the changes.

The Strategic Plan and budget are two major accomplishments that we will spend some time on at the Commission's next meeting on Monday August 18th. If you cannot attend, we invite you to watch the live webcast beginning at 10 a.m.. As always, there is a link on our website to facilitate your viewing. And thanks for all your assistance in making our mission an achievable reality!



Douglas E. Oldmixon

IMPORTANT DATES TO REMEMBER

AUGUST 18 - TREC Budget Committee Meeting

AUGUST 18 - Texas Real Estate Commission Meeting

SEPTEMBER 30 - Education Standards Advisory Committee Meeting

OCTOBER 28 - Broker Responsibility Working Group Meeting

Check the [TREC website](#) regularly for postings of all of our upcoming

ATTENTION INSTRUCTORS OF THE BROKER RESPONSIBILITY COURSE!

The current version of TREC's Broker Responsibility course will expire this year on December 31, 2014. The new course will be available effective January 1, 2015.

Any instructor who qualifies and wants to teach the new course must become certified by attending the instructor training course through the Real Estate Center. Instructors who are approved to teach specific Core courses and are eligible to attend the training sessions may register at <http://recenter.tamu.edu/register>.

The price is \$150 (or \$190 after September 22, 2014). While an instructor's Core and MCE elective approval may be current, instructors cannot teach the Broker Responsibility course without obtaining certification.



LaTeesha Brown

Reception & Communications Services Division

LaTeesha Brown joined TREC on July 9, 2014, as a Customer Service Representative in the Reception & Communication Services Division. LaTeesha has 10 years of customer service experience and was employed at River Ranch Radiology as a Patient Services Representative Float with various job roles. LaTeesha is the mother of six year old twins. She enjoys spending time with her family and friends.



Christina Johnson

Reception & Communications Services Division

Christina Johnson joined TREC on July 7, 2014, as a Customer Service Representative in the Reception & Communications Division. She has over four years of customer experience and enjoys helping others. Whenever she has the time, she enjoys reading, watching movies, and spending time with her family. She is looking forward to working with the TREC team.



Karin Fischer

Reception & Communications Services Division

Karin joined TREC on July 7, 2014, as a Customer Service Representative in the Reception & Communications Division. Before joining TREC, Karin served with the Texas Department of Insurance as an Insurance Specialist I. Prior to that, she was a licensed General Lines-Property & Casualty Agent for an Allstate agency. Karin earned a Bachelor of Arts Degree in Communication Arts from the University of South Alabama, after which she served in various administrative capacities before moving to Austin in 1993. In her spare time, Karin enjoys playing tennis with her daughter, volleyball, or just relaxing to a good inspirational fiction or other novel.

"Many other types of communication are also advertising: Craigslist and similar postings, websites, and any type of social media, to name a few. Even a text message may be an advertisement in certain circumstances."

many other types of communication are also advertising: Craigslist and similar postings, websites, and any type of social media, to name a few. Even a text message may be an advertisement in certain circumstances.

Remember the requirements of the License Act:

First: Every advertisement must include an identifier for a licensed broker or salesperson. What works?

- "Agent" for all license holders;
- "Salesperson" for a salesperson;
- "Broker" for a broker;
- "Realtor" for a member of that trade association.

Second: An advertisement may not mislead, be likely to deceive the public, or create a misleading impression.

Last issue, we talked about advertising a team, group, or other assumed name. This speaks to some common issues the Commission addresses on a daily basis.

What constitutes an advertisement? There are the obvious types of advertisements, like business cards, signs, and those placed in a publication such as a newspaper. However,

For example, if a company name includes the name of a salesperson, the company name may not imply that the salesperson is responsible for the operation of a real estate brokerage. The name cannot include just the salesperson's name, initials, or list the name of the salesperson first. Also, note that "team" names cannot include "and Company" or "and Associates."

Filing the dba: This can be done on the form "[DBA-2: Notice of DBA or Assumed Name For a Broker's License](#)" form – Use when notifying TREC of an assumed name or deleting an assumed name no longer being used." Scan and email the completed form to information@trec.texas.gov or fax it to 512-936-3864.

DID YOU KNOW? A broker must also give the Commission written notice when the broker or a salesperson sponsored by the broker **stops** using a dba -- and this also applies when the broker terminates sponsorship of a salesperson for whom the salesperson's sponsoring broker has filed a dba. This can also be done on the [DBA-2: Notification form](#).

For further information, see the advertising requirements at Section 1101.652(b)(23) of [the License Act](#), [Commission Rule 535.154](#), and the [Standards & Enforcement Services Division's FAQ's on advertising](#). The answer to your question may be right there. If not, please feel free to call us at (512) 936-3000.

Required Update for Real Estate Principals I and II & Real Estate Law of Agency

New curriculum requirements were approved for Real Estate Principles I and II courses in September of 2013 and for Real Estate Law of Agency courses in November of 2013. TREC rule [535.62](#) requires previously approved Real Estate Principles I and II and Real Estate Law of Agency courses to be revised to meet these new curriculum requirements.

Previously approved Principles I and II courses that have not been revised to meet the new curriculum requirements by the following dates will not be accepted for core course credit:

- September 5, 2014, for classroom courses
- December 5, 2014, for courses offered by alternative delivery

Education providers have the option of combining Principles I and II into one course if they adhere to the required topics, subtopics and time frames. To offer these two courses in a combined 60 hour format, the provider may submit the curriculum forms specific to each course along with the core course application and all additional required items. The Core Real Estate Course Application (ED CA-2) and Core Real Estate Course Approval Forms for [Principles of Real Estate I \(PRINSI-0\)](#) and [Principles of Real Estate II \(PRINS2-0\)](#) are located at the [TREC website](#).

Previously approved Law of Agency courses that have not been revised to meet the new curriculum requirements by the following dates will not be accepted for core course credit:

- November 17, 2014, for classroom courses
- February 17, 2015, for courses offered by alternative delivery

Providers may submit the curriculum form specific to this course along with the core course application and all additional required items. [The Core Real Estate Course Application \(ED CA-2\)](#) and [Law of Agency Course Approval Form \(LOA-0\)](#) are located at the TREC website.

PLEASE NOTE: Course providers approved to offer Principles I and II and/or Law of Agency courses should revise and submit new courses to the Commission in advance of the deadlines listed above to allow time for review and approval and to ensure continued availability of courses to students. Keep in mind that because of the anticipated volume there may be a 30-day or more turnaround time from receipt by the Commission to review and approve courses.

RULES FOR ADOPTION

The following rules were proposed at the April 28, 2014, meeting of the Commission and are on the agenda for adoption by the Commission at the upcoming August 18, 2014, meeting.

§533.3. Filing and Notice

The proposed amendments move a reworded subsection 533.4(b) to subsection (a) as a more logical location for that provision; establish that calculation of timeframes for replying to notices are from the date sent; add language that notices may also be sent by email for evidence of actual knowledge; remove the specific form number in the title; reorganize and edit the rest of the section to better reflect current procedures; note in general where the Administrative Procedures Act and SOAH's procedural rules are applicable; and clarify and simplify the rule for greater understanding.

§533.4. Failure to Answer, Failure to Attend Hearing and Default

The proposed amendments provide clarity and consistency by restructuring, renumbering, streamlining wording, and correcting terminology. The amendments also establish that calculation of timeframes for replying to notices are from the date sent. Subsection (b) was moved to §533.3(a) as a more logical location for that provision.

§533.9. Computation of Time

This proposed new rule sets out the criteria used to calculate time for sending or receiving any required notice for clarity and consistency in calculating dates.

§535.146. Maintaining Trust Money

This proposed new rule is made following a comprehensive rule review to better reflect current TREC procedures regarding the

handling of trust money and to simplify and clarify where needed. The proposed new rule combines and will replace §§535.146, Failure to Properly Account for Money; Commingling; 535.159, Failure to Properly Deposit Escrow Monies; and 535.160, Failing to Properly Disburse Escrow Money.

§541.1. Criminal Offense Guidelines

The proposed amendments clarify the scope of the bribery offense, add offenses for felonies involving the manufacture, delivery, or intent to deliver controlled substances to the list of criminal offenses that TREC considers when determining a person's ability to perform the duties and responsibilities of persons licensed by TREC, remove language that is duplicative of the Texas Criminal Code, and add clarity and consistency of terminology throughout TREC Rules.

§541.2. Criminal History Evaluation Letters

The proposed amendments make conforming terminology changes to the rule.

§537.43. Standard Contract Form TREC No. 36-7, Addendum For Property Subject to Mandatory Membership in a Property Owners' Association

The proposed amendment adds a reference to Paragraph E of the addendum to Paragraph C of the addendum.

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>			
<p>Case#: 140777 HOPKINS, JOHNNY RAY (license # 473576) Real Estate Broker / Salesperson-I HOUSTON(HARRIS)</p> <p>Effective Date: 5/15/2014</p> <table border="1" data-bbox="77 516 488 611"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.351(a)</td> </tr> </table>	Violation(s)	1101.351(a)	<p>Ordered to cease and desist all unlicensed real estate brokerage activities. Assessment of an administrative penalty of \$5,000.00.</p>	<p>Consumer Complaint Respondent engaged in real estate brokerage activities without a license by assisting a prospective tenant in finding a rental property and collecting fees for those services.</p>	
Violation(s)					
1101.351(a)					
<p>Case#: 140670 MEDLOCK, KENNETH RAY (license # 265169) Real Estate Broker / Salesperson-I DUNCANVILLE(DALLAS)</p> <p>Effective Date: 5/21/2014</p> <table border="1" data-bbox="77 909 496 1052"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.652(b)(26)</td> </tr> <tr> <td>22 TAC 535.154(d)</td> </tr> </table>	Violation(s)	1101.652(b)(26)	22 TAC 535.154(d)	<p>Agreed reprimand of broker. Agreed administrative penalty of \$1,100.00.</p>	<p>Consumer Complaint Respondent formed a corporation and began to use it in his Texas brokerage activities but failed to obtain a license for the business entity. He has now obtained a license for the entity. Respondent inaccurately advertised on the Internet that an assumed name of his brokerage had been in business "for over 25 years."</p>
Violation(s)					
1101.652(b)(26)					
22 TAC 535.154(d)					
<p>Case#: 131765 KELLER WILLIS SAN ANTONIO INC (license # 547594) Real Estate Company- O SAN ANTONIO(BEXAR)</p> <p>Effective Date: 5/27/2014</p> <table border="1" data-bbox="77 1367 496 1514"> <tr> <th>Violation(s)</th> </tr> <tr> <td>22 TAC 535.002(c)</td> </tr> <tr> <td>22 TAC 535.002(g)</td> </tr> </table>	Violation(s)	22 TAC 535.002(c)	22 TAC 535.002(g)	<p>Agreed Reprimand of broker. Agreed administrative penalty of \$1,500.00.</p>	<p>Consumer Complaint Respondent failed to properly handle trust funds placed with the broker. Respondent also failed to ensure that a sponsored salesperson's advertising complies with 22 TEX. ADMIN. CODE §535.154 (relating to Advertising).</p>
Violation(s)					
22 TAC 535.002(c)					
22 TAC 535.002(g)					
<p>Case#: 140052 REID, DONTA M (license # 0) None HOUSTON(HARRIS)</p> <p>Effective Date: 5/22/2014</p> <table border="1" data-bbox="77 1770 493 1864"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.351(a)</td> </tr> </table>	Violation(s)	1101.351(a)	<p>Ordered to cease and desist all unlicensed real estate brokerage activities. Assessment of administrative penalty of \$5,000.00.</p>	<p>Consumer Complaint Respondent engaged in real estate brokerage activities without a license by submitting a lease application on behalf of prospective tenants and collecting a commission for those services.</p>	
Violation(s)					
1101.351(a)					

<i>.Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>												
<p>Case#: 130717 MCQUISTION, SHAUN (license # 0) None ROCKWALL(ROCKWALL)</p> <p>Effective Date: 5/7/2014</p> <table border="1" data-bbox="66 443 521 537"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.351(a)</td> </tr> </tbody> </table>	Violation(s)	1101.351(a)	<p>Agreed to cease and desist from engaging in all activities for which a person must first hold a real estate broker or salesperson license. Agreed administrative penalty of \$2,500.00.</p>	<p>Consumer Complaint Respondent engaged in real estate brokerage services for another in exchange for a fee or other valuable consideration or with the expectation of receiving valuable consideration by aiding or offering or attempting to aid in locating or obtaining real estate for purchase or lease, and procuring or assisting in procuring a prospect to effect the sale, exchange, or lease of real estate through the website www.happyhousesellers.com. Respondent engaged in real estate brokerage services in Texas for another in exchange for a fee or other valuable consideration, or with the expectation of receiving valuable consideration, by negotiating the lease of real estate and by controlling the acceptance or deposit of rent from residents of single-family residential real property.</p>										
Violation(s)														
1101.351(a)														
<p>Case#: 120443,120632 MASTERS, JOHN GREGORY</p> <p>(license # 475651) Real Estate Broker / Salesperson-I KERRVILLE(KERR)</p> <p>Effective Date: 5/9/2014</p> <table border="1" data-bbox="66 1073 521 1644"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr><td>1101.558(c)</td></tr> <tr><td>1101.558(d)</td></tr> <tr><td>1101.559(a)</td></tr> <tr><td>1101.652(a)(03)</td></tr> <tr><td>1101.652(b)(01)</td></tr> <tr><td>1101.652(b)(02)</td></tr> <tr><td>22 TAC 535.144(b)</td></tr> <tr><td>22 TAC 535.156(a)</td></tr> <tr><td>22 TAC 535.156(b)</td></tr> <tr><td>22 TAC 535.156(c)</td></tr> <tr><td>22 TAC 535.17(b)</td></tr> </tbody> </table>	Violation(s)	1101.558(c)	1101.558(d)	1101.559(a)	1101.652(a)(03)	1101.652(b)(01)	1101.652(b)(02)	22 TAC 535.144(b)	22 TAC 535.156(a)	22 TAC 535.156(b)	22 TAC 535.156(c)	22 TAC 535.17(b)	<p>Agreed five-year suspension of broker license fully probated for five years. Agreed administrative penalty of \$21,500.00.</p>	<p>Consumer Complaint Respondent intentionally filed listing with an out-of-area MLS and falsely represented that there was a contract pending. Respondent failed to provide the Information About Brokerage Services Form. Respondent failed to obtain the seller's and buyer's written consent to intermediary. Respondent failed to disclose his familial relationship to the buyer. Respondent failed to properly supervise a salesperson who completed a broker price opinion but failed to include the mandatory statement. Respondent failed to inform his seller that other potential buyers were interested in a property.</p>
Violation(s)														
1101.558(c)														
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1101.559(a)														
1101.652(a)(03)														
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22 TAC 535.156(a)														
22 TAC 535.156(b)														
22 TAC 535.156(c)														
22 TAC 535.17(b)														
<p>Case#: 130033 PUIG MANAGEMENT AND RENTALS LLC (license # 0) None LAREDO(WEBB)</p> <p>Effective Date: 5/30/2014</p> <table border="1" data-bbox="66 1850 521 1944"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.351(a-1)</td> </tr> </tbody> </table>	Violation(s)	1101.351(a-1)	<p>Agreed to cease and desist from engaging in all activities for which a person is required to hold a real estate broker or salesperson license. Agreed administrative penalty of \$1,000.00.</p>	<p>Consumer Complaint Respondent acted as a property manager without a real estate broker license.</p>										
Violation(s)														
1101.351(a-1)														

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>			
<p>Case#: 131710 VICTORIA, TANYA R (license # 496214) Real Estate Broker / Salesperson-I ALLEN(COLLIN)</p> <p>Effective Date: 5/12/2014</p> <table border="1" data-bbox="77 491 483 636"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(b)(01)</td> </tr> <tr> <td>1101.652(b)(05)</td> </tr> </tbody> </table>	Violation(s)	1101.652(b)(01)	1101.652(b)(05)	<p>Agreed six-month suspension of broker license fully probated for six months. Agreed administrative penalty of \$3,000.00. Agreed completion of 30 hours in a principles of real estate course due on or before July 12, 2014.</p>	<p>Consumer Complaint Respondent promised to pay a rebate to a client after a transaction in exchange for being included in the transaction. Respondent failed to pay the promised rebate after the transaction because she said she did not learn until after the transaction that the manner in which she planned to pay the rebate violated Commission Rules. As a broker, Respondent knew or should have known the regulatory requirements for paying rebates before offering to pay a rebate.</p>
Violation(s)					
1101.652(b)(01)					
1101.652(b)(05)					
<p>Case#: 130648 CORSAUT, MARK ANTHONY (license # 484877) Real Estate Broker / Salesperson-I BURKBURNETT(WICHITA)</p> <p>Effective Date: 5/9/2014</p> <table border="1" data-bbox="77 921 475 1066"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(b)(09)</td> </tr> <tr> <td>1101.652(b)(10)</td> </tr> </tbody> </table>	Violation(s)	1101.652(b)(09)	1101.652(b)(10)	<p>Agreed reprimand of broker. Agreed administrative penalty of \$2,500.00. Agreed to refund the owners \$4,818.30 on or before May 20, 2014. Agreed completion of 30 hours in a property management course due on or before August 1, 2014. Agreed completion of 30 hours in a an agency law course due on or before November 1, 2014.</p>	<p>Consumer Complaint Respondent failed to properly account for or remit money received from tenants that belonged to the property owner within a reasonable time. Respondent commingled money that belonged to another person with the license holder's own money by failing to deposit the trust funds into a trust account.</p>
Violation(s)					
1101.652(b)(09)					
1101.652(b)(10)					
<p>Case#: 140859 QUINONES, GILBERT JULIAN (license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="77 1354 485 1499"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and the requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 140891 QUINONES, GILBERT JULIAN (license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="77 1787 485 1932"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and the requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
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<p>Case#: 140900 QUINONES, GILBERT JULIAN (license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="77 489 483 630"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and the requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
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<p>Case#: 140902 QUINONES, GILBERT JULIAN (license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="77 919 483 1060"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and the requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
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1101.652(a)(05)					
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<p>Case#: 140931 QUINONES, GILBERT JULIAN (license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="77 1350 483 1491"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and the requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 140953 QUINONES, GILBERT JULIAN (license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="77 1791 483 1932"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>			
<p>Case#: 140916 QUINONES, GILBERT JULIAN (license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="95 485 516 627"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 140988 QUINONES, GILBERT JULIAN (license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="95 919 516 1062"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 140953 QUINONES, SUSAN MARIE (license # 492186) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="95 1354 516 1497"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of salesperson license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 141162 WILLIAMS, LATRICIA R (license # 447198) Real Estate Broker / Salesperson-I HOUSTON(HARRIS)</p> <p>Effective Date: 5/26/2014</p> <table border="1" data-bbox="95 1764 516 1906"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Reprimand of broker. Assessment of an administrative penalty of \$3,000.00. Suspension of broker license until payment in full of the administrative penalty and the requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>			
<p>Case#: 131307 SANTA ANNA, WILLIE (license # 590529) Real Estate Broker / Salesperson-I EL PASO(EL PASO) Effective Date: 5/29/2014</p> <table border="1" data-bbox="87 474 500 613"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.652(a)(01)</td> </tr> <tr> <td>1101.652(a)(09)</td> </tr> </table>	Violation(s)	1101.652(a)(01)	1101.652(a)(09)	<p>Revocation of salesperson license. Assessment of an administrative penalty of \$2,500.00.</p>	<p>Administrative Complaint Respondent pled guilty to a felony offense. Respondent failed to notify the Commission within 30 days after entry of a plea of guilty to a felony offense.</p>
Violation(s)					
1101.652(a)(01)					
1101.652(a)(09)					
<p>Case#: 140520 PETERSON, JAMES A</p> <p>(license # 462741) Real Estate Broker / Salesperson-I COLLEGE STATION(BRAZOS)</p> <p>Effective Date: 5/1/2014</p> <table border="1" data-bbox="87 911 506 1008"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </table>	Violation(s)	1101.652(a)(06)	<p>Reprimand of broker. Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and the requested information is received.</p>	<p>Administrative Complaint Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>	
Violation(s)					
1101.652(a)(06)					
<p>Case#: 140284 ADAMS, JAMES LEE</p> <p>(license # 511641) Real Estate Broker / Salesperson-I AUSTIN(TRAVIS)</p> <p>Effective Date: 5/22/2014</p> <table border="1" data-bbox="87 1360 506 1503"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.652(a)(01)</td> </tr> <tr> <td>1101.652(a)(09)</td> </tr> </table>	Violation(s)	1101.652(a)(01)	1101.652(a)(09)	<p>Revocation of broker license. Assessment of an administrative penalty of \$1,000.00.</p>	<p>Administrative Complaint Respondent pled guilty to a felony offense. Respondent failed to notify the Commission within 30 days after entry of a plea of guilty to a felony offense.</p>
Violation(s)					
1101.652(a)(01)					
1101.652(a)(09)					
<p>Case#: 140833 QUINONES, SUSAN MARIE</p> <p>(license # 492186) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/21/2014</p> <table border="1" data-bbox="87 1793 500 1936"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of salesperson license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>			
<p>Case#: 140833 QUINONES, GILBERT JULIAN</p> <p>(license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/21/2014</p> <table border="1" data-bbox="66 506 467 646"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of broker license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
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1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 140931 QUINONES, SUSAN MARIE</p> <p>(license # 492186) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="66 936 479 1077"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of salesperson license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 140902 QUINONES, SUSAN MARIE</p> <p>(license # 492186) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="66 1379 479 1520"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of salesperson license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
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1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 140891 QUINONES, SUSAN MARIE</p> <p>(license # 492186) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 5/14/2014</p> <table border="1" data-bbox="66 1814 467 1955"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of salesperson license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					

Name & Location	Order	Basis for Order			
<p>Case#: 140900 QUINONES, SUSAN MARIE (license # 492186) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL) Effective Date: 5/14/2014</p> <table border="1" data-bbox="77 525 477 667"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of salesperson license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 140859 QUINONES, SUSAN MARIE (license # 492186) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL) Effective Date: 5/14/2014</p> <table border="1" data-bbox="77 987 456 1129"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Assessment of an administrative penalty of \$1,500.00. Suspension of salesperson license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>
Violation(s)					
1101.652(a)(05)					
1101.652(a)(06)					
<p>Case#: 131242 NEEL, DANA MARLENE (license # 640988) Real Estate Broker / Salesperson-I LUBBOCK(LUBBOCK) Effective Date: 5/7/2014</p>	<p>Agreed six-year probationary salesperson license issued.</p>	<p>Applications Commission of an offense that directly relates to the duties and responsibilities of the occupation of a licensed real estate salesperson under 22 Tex. Admin. Code §541.1. Applicant provided documentation addressing the factors outlined in Tex. Occ. Code §53.023 and, subject to reasonable terms of a probationary license, demonstrated that Applicant possesses the requisite honesty, trustworthiness, and integrity to qualify to be licensed as a real estate salesperson.</p>			
<p>Case#: 141245 CHEYNE GROUP LLC (license # 9003299) Real Estate Company-O GARLAND(DALLAS) Effective Date: 5/12/2014</p> <table border="1" data-bbox="77 1787 438 1881"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.351(a-1)</td> </tr> </tbody> </table>	Violation(s)	1101.351(a-1)	<p>Agreed one-year probationary broker license issued. Agreed administrative penalty of \$1,000.00.</p>	<p>Applications Applicant conducted brokerage activities without being licensed through a real estate broker and salesperson. Applicant demonstrated that Applicant possesses the requisite honesty, trustworthiness, and integrity to qualify to be licensed as a real estate broker.</p>	
Violation(s)					
1101.351(a-1)					

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>																	
<p>Case#: 121251 LEWIS, TRACI SMITH (license # 459095) Real Estate Broker / Salesperson-I SAN ANTONIO(BEXAR)</p> <p>Effective Date: 6/23/2014</p> <table border="1" data-bbox="82 464 480 701"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr><td>1101.652(b)(01)</td></tr> <tr><td>1101.652(b)(02)</td></tr> <tr><td>22 TAC 535.156(a)</td></tr> <tr><td>22 TAC 535.156(c)</td></tr> </tbody> </table>	Violation(s)	1101.652(b)(01)	1101.652(b)(02)	22 TAC 535.156(a)	22 TAC 535.156(c)	<p>Agreed one-year suspension of broker license fully probated for one year. Agreed administrative penalty of \$10,000.00.</p>	<p>Consumer Complaint Respondent was the listing agent and although the first contract was not fully executed, she failed to convey to the seller additional offers or information regarding other potential offers.</p>												
Violation(s)																			
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<p>Case#: 120835,121103,121339,121833,130086,130937,131228,131283,131456,131559,131618,131833,140332 TEAM LUPE LLC (license # 594227) Real Estate Company- O KILLEEN(UNKNOWN)</p> <p>Effective Date: 6/23/2014</p> <table border="1" data-bbox="82 1087 493 1896"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr><td>1101.652(a)(05)</td></tr> <tr><td>1101.652(a)(06)</td></tr> <tr><td>1101.652(b)(01)</td></tr> <tr><td>1101.652(b)(02)</td></tr> <tr><td>1101.652(b)(09)</td></tr> <tr><td>1101.652(b)(10)</td></tr> <tr><td>1101.652(b)(11)</td></tr> <tr><td>1101.652(b)(19)</td></tr> <tr><td>1101.652(b)(20)</td></tr> <tr><td>1101.652(b)(24)</td></tr> <tr><td>1101.652(b)(26)</td></tr> <tr><td>1101.652(b)(27)</td></tr> <tr><td>1101.656(a)</td></tr> <tr><td>22 TAC 535.146(d)</td></tr> <tr><td>22 TAC 535.154(e)</td></tr> <tr><td>22 TAC 535.156(d)</td></tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	1101.652(b)(01)	1101.652(b)(02)	1101.652(b)(09)	1101.652(b)(10)	1101.652(b)(11)	1101.652(b)(19)	1101.652(b)(20)	1101.652(b)(24)	1101.652(b)(26)	1101.652(b)(27)	1101.656(a)	22 TAC 535.146(d)	22 TAC 535.154(e)	22 TAC 535.156(d)	<p>Revocation of broker license. Assessment of an administrative penalty of \$111,500.00.</p>	<p>Consumer Complaint In six complaints, Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, documents, books, and records that were in the license holder's possession and relate to leasing and property management services conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to the six complaints to the Commission. In twelve complaints, Respondent failed to properly account for or remit money received from tenants that belonged to property owners within a reasonable time. Respondent also commingled money that belonged to other persons with the license holder's own money by failing to deposit the trust funds into a trust account. In thirteen complaints, Respondent, while conducting leasing and property management services; acted negligently; acted in bad faith; associated and split fees with unlicensed business entities and individuals who performed real estate brokerage activities; and conspired with others to circumvent the License Act. In addition, Respondent's clients were offered and sold the services of a company not licensed as a residential service company and instead the company charged for maintenance and repairs that were not performed or done improperly. In all complaints, Respondent inserted in owner's monthly statements and invoices information that was inaccurate in a material way. Acting dishonestly and in bad faith in thirteen complaints, Respondent used multiple business names that were similar and caused confusion as to who was responsible for the leasing and property management business and failed to timely notify the Commission of the business names. At least seven times, Respondent offered to lease a property (1) after the owner directed the property not be leased, or (2) on terms not authorized by the owners.</p>
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<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>																
<p>Case#: 120835,121103,121339,121833,130086,130937,131228,131283,131456,131559,131618,131833,140332 COLINDRES, GUADALUPE M (license # 514609) Real Estate Broker / Salesperson-I KILLEEN(BELL)</p> <p>Effective Date: 6/23/2014</p> <table border="1" data-bbox="81 611 496 1373"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr><td>1101.652(a)(05)</td></tr> <tr><td>1101.652(a)(06)</td></tr> <tr><td>1101.652(b)(01)</td></tr> <tr><td>1101.652(b)(02)</td></tr> <tr><td>1101.652(b)(09)</td></tr> <tr><td>1101.652(b)(10)</td></tr> <tr><td>1101.652(b)(19)</td></tr> <tr><td>1101.652(b)(20)</td></tr> <tr><td>1101.652(b)(24)</td></tr> <tr><td>1101.652(b)(26)</td></tr> <tr><td>1101.652(b)(27)</td></tr> <tr><td>1101.656(a)</td></tr> <tr><td>22 TAC 535.146(d)</td></tr> <tr><td>22 TAC 535.154(e)</td></tr> <tr><td>22 TAC 535.156(d)</td></tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	1101.652(b)(01)	1101.652(b)(02)	1101.652(b)(09)	1101.652(b)(10)	1101.652(b)(19)	1101.652(b)(20)	1101.652(b)(24)	1101.652(b)(26)	1101.652(b)(27)	1101.656(a)	22 TAC 535.146(d)	22 TAC 535.154(e)	22 TAC 535.156(d)	<p>Revocation of broker license. Assessment of an administrative penalty of \$111,500.00.</p>	<p>Consumer Complaint In six complaints, Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, documents, books, and records that were in the license holder's possession and relate to leasing and property management services conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to the six complaints to the Commission. In twelve complaints, Respondent failed to properly account for or remit money received from tenants that belonged to property owners within a reasonable time. Respondent also commingled money that belonged to other persons with the license holder's own money by failing to deposit the trust funds into a trust account. In thirteen complaints, Respondent, while conducting leasing and property management services, acted negligently; acted in bad faith; associated and split fees with unlicensed business entities and individuals who performed real estate brokerage activities; and conspired with others to circumvent the License Act. In addition, Respondent's clients were offered and sold the services of a company not licensed as a residential service company and instead the company charged for maintenance and repairs that were not performed or done improperly. In all complaints, Respondent inserted in owner's monthly statements and invoices information that was inaccurate in a material way. Acting dishonestly and in bad faith in thirteen complaints, Respondent used multiple business names that were similar and caused confusion as to who was responsible for the leasing and property management business and failed to timely notify the Commission of the business names. At least seven times, Respondent offered to lease a property (1) after the owner directed the property not be leased, or (2) on terms not authorized by the owners.</p>
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1101.652(b)(20)																		
1101.652(b)(24)																		
1101.652(b)(26)																		
1101.652(b)(27)																		
1101.656(a)																		
22 TAC 535.146(d)																		
22 TAC 535.154(e)																		
22 TAC 535.156(d)																		
<p>Case#: 140625 BOUCHARD, SUSAN (license # 0) None HOUSTON(HARRIS)</p> <p>Effective Date: 6/25/2014</p> <table border="1" data-bbox="81 1667 475 1761"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr><td>1101.351(a)</td></tr> </tbody> </table>	Violation(s)	1101.351(a)	<p>Agreed to cease and desist from engaging in all activities for which a person must first hold a real estate broker or salesperson license.</p>	<p>Consumer Complaint Respondent engaged in real estate brokerage services in Texas for another in exchange for a fee or other valuable consideration or with the expectation of receiving valuable consideration. Respondent, on behalf of another person, attempted to negotiate a short sale of property.</p>														
Violation(s)																		
1101.351(a)																		

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>			
<p>Case#: 130681 AUSTIN CITY REALTY LLC (license # 577132) Real Estate Company- O AUSTIN(TRAVIS)</p> <p>Effective Date: 6/5/2014</p> <table border="1" data-bbox="82 514 505 657"> <tr><th>Violation(s)</th></tr> <tr><td>1101.652(b)(19)</td></tr> <tr><td>22 TAC 535.002(g)</td></tr> </table>	Violation(s)	1101.652(b)(19)	22 TAC 535.002(g)	<p>Agreed reprimand of broker. Agreed administrative penalty of \$2,000.00. Agreed completion of 30 hours in a real estate brokerage course by its designated broker due on or before September 1, 2014.</p>	<p>Consumer Complaint Respondent published an Internet advertisement for real property without the authorization of the owner or the owner's authorized agent. A salesperson sponsored by the Respondent also advertised the property on the Internet, and the salesperson's advertisement did not state Respondent's name. In addition, the advertisement did not include a designation identifying the salesperson as a real estate agent.</p>
Violation(s)					
1101.652(b)(19)					
22 TAC 535.002(g)					
<p>Case#: 131765 STEPHAN, SCOTT ED (license # 432766) Real Estate Broker / Salesperson-I SAN ANTONIO(BEXAR)</p> <p>Effective Date: 6/16/2014</p> <table border="1" data-bbox="82 947 505 1041"> <tr><th>Violation(s)</th></tr> <tr><td>1101.652(b)(01)</td></tr> </table>	Violation(s)	1101.652(b)(01)	<p>Agreed reprimand of salesperson. Agreed administrative penalty of \$1,000.00.</p>	<p>Consumer Complaint Respondent failed to properly deposit trust funds by depositing trust funds in a trust account that was not clearly identified as such.</p>	
Violation(s)					
1101.652(b)(01)					
<p>Case#: 141208 ARABPOUR, BAHRAM (license # 405781) Real Estate Broker / Salesperson-I PFLUGERVILLE(TRAVIS)</p> <p>Effective Date: 6/18/2014</p> <table border="1" data-bbox="82 1339 505 1482"> <tr><th>Violation(s)</th></tr> <tr><td>1101.652(a)(01)</td></tr> <tr><td>1101.652(a)(09)</td></tr> </table>	Violation(s)	1101.652(a)(01)	1101.652(a)(09)	<p>Agreed four-year suspension fully probated for four years. Agreed administrative penalty of \$1,000.00.</p>	<p>Administrative Complaint Respondent pled guilty to a felony offense. Respondent failed to notify the Commission within 30 days after entry of a plea of guilty to a felony offense.</p>
Violation(s)					
1101.652(a)(01)					
1101.652(a)(09)					
<p>Case#: 140794 CENTENO, FREDDY R (license # 514467) Real Estate Broker / Salesperson-I LAGUNA VISTA(CAMERON)</p> <p>Effective Date: 2/11/2014</p> <table border="1" data-bbox="82 1770 505 1864"> <tr><th>Violation(s)</th></tr> <tr><td>53.021 (Broker/Sales)</td></tr> </table>	Violation(s)	53.021 (Broker/Sales)	<p>Revocation of salesperson license.</p>	<p>Administrative Complaint Revocation of license by operation of law upon imprisonment following a felony conviction, felony community supervision revocation, revocation of parole, or revocation of mandatory supervision pursuant to Tex. Occ. Code §53.021(b).</p>	
Violation(s)					
53.021 (Broker/Sales)					

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>				
<p>Case#: 130648 CORSAUT, MARK ANTHONY (license # 484877) Real Estate Broker / Salesperson-I BURKBURNETT(WICHITA)</p> <p>Effective Date: 5/21/2014</p> <table border="1" data-bbox="82 514 493 657"> <tr><th>Violation(s)</th></tr> <tr><td>1101.652(b)(09)</td></tr> <tr><td>1101.652(b)(10)</td></tr> </table>	Violation(s)	1101.652(b)(09)	1101.652(b)(10)	<p>Automatic suspension of broker license.</p>	<p>Administrative Complaint Respondent failed to comply with the terms of an agreed order entered by the Commission by failing to timely make administrative penalty payments to the Commission and by failing to timely provide proof of refund to the owners.</p>	
Violation(s)						
1101.652(b)(09)						
1101.652(b)(10)						
<p>Case#: 141469 JAMAIL, NORRIS (license # 180942) Real Estate Broker / Salesperson-I HOUSTON(HARRIS)</p> <p>Effective Date: 6/25/2013</p> <table border="1" data-bbox="82 947 493 1041"> <tr><th>Violation(s)</th></tr> <tr><td>53.021 (Broker/Sales)</td></tr> </table>	Violation(s)	53.021 (Broker/Sales)	<p>Revocation of broker license.</p>	<p>Administrative Complaint Revocation of license by operation of law upon imprisonment following a felony conviction, felony community supervision revocation, revocation of parole, or revocation of mandatory supervision pursuant to Tex. Occ. Code §53.021(b).</p>		
Violation(s)						
53.021 (Broker/Sales)						
<p>Case#: 141173,141207,141231 QUINONES, GILBERT JULIAN (license # 468280) Real Estate Broker / Salesperson-I COPPERAS COVE(CORYELL)</p> <p>Effective Date: 6/25/2014</p> <table border="1" data-bbox="82 1331 493 1465"> <tr><th>Violation(s)</th></tr> <tr><td>1101.652(a)(05)</td></tr> <tr><td>1101.652(a)(06)</td></tr> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Revocation of broker license. Assessment of an administrative penalty of \$6,000.00.</p>	<p>Consumer Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>	
Violation(s)						
1101.652(a)(05)						
1101.652(a)(06)						
<p>Case#: 140796 VINSON, RYAN DANIEL (license # 546230) Real Estate Broker / Salesperson-I AUSTIN(TRAVIS)</p> <p>Effective Date: 6/27/2014</p> <table border="1" data-bbox="82 1753 500 1942"> <tr><th>Violation(s)</th></tr> <tr><td>1101.652(a)(01)</td></tr> <tr><td>1101.652(a)(02)</td></tr> <tr><td>1101.652(a)(09)</td></tr> </table>	Violation(s)	1101.652(a)(01)	1101.652(a)(02)	1101.652(a)(09)	<p>Agreed three-year suspension of salesperson license fully probated for three years. Agreed administrative penalty of \$2,000.00.</p>	<p>Administrative Complaint Respondent pled guilty to a felony offense. Respondent failed to notify the Commission within 30 days after entry of a plea of guilty to a felony offense and failed to disclose this in his renewal.</p>
Violation(s)						
1101.652(a)(01)						
1101.652(a)(02)						
1101.652(a)(09)						

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>										
<p>Case#: 130680 ALLEGRO, JOHN M (license # 298210) Real Estate Broker / Salesperson-I DALLAS(DALLAS)</p> <p>Effective Date: 6/18/2014</p> <table border="1" data-bbox="82 485 488 627"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.558(c)</td> </tr> <tr> <td>1101.558(d)</td> </tr> </tbody> </table>	Violation(s)	1101.558(c)	1101.558(d)	<p>Automatic suspension of broker license.</p>	<p>Administrative Complaint Respondent failed to comply with the terms of an agreed order entered by the Commission by failing to timely provide evidence of course completion to the Commission.</p>							
Violation(s)												
1101.558(c)												
1101.558(d)												
<p>Case#: 140298 HUCKABY, JAMES NEAL (license # 360303) Real Estate Broker / Salesperson-I AUSTIN(TRAVIS)</p> <p>Effective Date: 6/27/2014</p> <table border="1" data-bbox="82 919 496 1394"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> <tr> <td>1101.652(b)(01)</td> </tr> <tr> <td>1101.652(b)(33)</td> </tr> <tr> <td>22 TAC 531.01(2)</td> </tr> <tr> <td>22 TAC 531.02</td> </tr> <tr> <td>22 TAC 535.017(a)</td> </tr> <tr> <td>22 TAC 535.154(e)</td> </tr> <tr> <td>22 TAC 535.17(b)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	1101.652(b)(01)	1101.652(b)(33)	22 TAC 531.01(2)	22 TAC 531.02	22 TAC 535.017(a)	22 TAC 535.154(e)	22 TAC 535.17(b)	<p>Agreed surrender of broker license. Agreed to not file an application to obtain any license or certificate issued by the Commission for six years form the date of the Order.</p>	<p>Administrative Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission. Respondent was a Texas certified residential real estate appraiser until his license was revoked and after that time he continued to be listed on his company's website as a staff appraiser. Effective September 1, 2011, the License Act was amended to clarify the distinction between written price opinions performed by brokers and an appraisal of real property that required an appraiser's license. After this date (and no longer a certified appraiser), Respondent completed an appraisal report for a client that did not include the language required when a broker performs a broker's price opinion or comparative market analysis and was paid for his services as an appraiser. Respondent failed to timely notify the Commission of an assumed name for his business entity, a licensed real estate broker.</p>
Violation(s)												
1101.652(a)(05)												
1101.652(a)(06)												
1101.652(b)(01)												
1101.652(b)(33)												
22 TAC 531.01(2)												
22 TAC 531.02												
22 TAC 535.017(a)												
22 TAC 535.154(e)												
22 TAC 535.17(b)												
<p>Case#: 141178 PENA, DEREK ANTHONY (license # 492932) Real Estate Broker / Salesperson-I SAN ANOTNIO(BEXAR)</p> <p>Effective Date: 6/23/2014</p>	<p>Agreed four-year probationary salesperson license issued.</p>	<p>Applications Commission of an offense that directly relates to the duties and responsibilities of the occupation of a licensed real estate salesperson under 22 Tex. Admin. Code §541.1. Applicant provided documentation addressing the factors outlined in Tex. Occ. Code §53.023 and, subject to reasonable terms of a probationary license, demonstrated that Applicant possesses the requisite honesty, trustworthiness, and integrity to qualify to be licensed as a real estate salesperson.</p>										

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>			
<p>Case#: 121677 NORTHSTAR REALTY GROUP LLC (license # 574540) Real Estate Company-O MC KINNEY(COLLIN)</p> <p>Effective Date: 7/3/2014</p> <table border="1" data-bbox="82 485 496 575"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.351(a-1)</td> </tr> </table>	Violation(s)	1101.351(a-1)	<p>Ordered to cease and desist all unlicensed real estate brokerage activities in Texas. Assessment of an administrative penalty of \$5,000.00.</p>	<p>Consumer Complaint Respondent's brokerage license expired on August 30, 2010. Respondent engaged in brokerage activity in 2011 and 2012 by managing property, collecting management fees, and entering into lease agreements.</p>	
Violation(s)					
1101.351(a-1)					
<p>Case#: 140649 DURGAN, EMILY (license # 0) None OSAGE BEACH(CAMDEN)</p> <p>Effective Date: 7/21/2014</p> <table border="1" data-bbox="82 825 490 915"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.351(a)</td> </tr> </table>	Violation(s)	1101.351(a)	<p>Agreed to cease and desist from engaging in all activities for which a person must first hold a real estate broker or salesperson license. Agreed administrative penalty of \$1,000.00.</p>	<p>Consumer Complaint Without holding a real estate license, Respondent offered to sell property located in Texas for another in exchange for a fee or other valuable consideration or with the expectation of receiving valuable consideration.</p>	
Violation(s)					
1101.351(a)					
<p>Case#: 141612 JOHNSON, CARL RENE SR (license # 585579) Real Estate Broker / Salesperson-I HOUSTON(HARRIS)</p> <p>Effective Date: 7/21/2014</p> <table border="1" data-bbox="82 1203 482 1346"> <tr> <th>Violation(s)</th> </tr> <tr> <td>22 TAC 535.002(a)</td> </tr> <tr> <td>22 TAC 535.002(i)</td> </tr> </table>	Violation(s)	22 TAC 535.002(a)	22 TAC 535.002(i)	<p>Agreed reprimand of broker. Agreed administrative penalty of \$1,000.00.</p>	<p>Consumer Complaint Respondent failed to advise a salesperson, who was sponsored by an entity of which Respondent was designated broker, of the scope of the salesperson's authorized activities, and did not provide training, advice, or supervision for that salesperson. Respondent failed to maintain written office policies and procedures for the entity of which Respondent was designated broker.</p>
Violation(s)					
22 TAC 535.002(a)					
22 TAC 535.002(i)					
<p>Case#: 141850 CLAY STAPP+COMPANY LLC (license # 9003460) Real Estate Company-O DALLAS(DALLAS)</p> <p>Effective Date: 7/29/2014</p> <table border="1" data-bbox="82 1665 496 1755"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.351(a-1)</td> </tr> </table>	Violation(s)	1101.351(a-1)	<p>Agreed approval of application for real estate broker license by a business entity and issuance of broker license. Agreed administrative penalty of \$1,500.00.</p>	<p>Applications Applicant conducted brokerage activities without being licensed through a real estate broker and salesperson. Applicant demonstrated that Applicant possesses the requisite honesty, trustworthiness, and integrity to qualify to be license</p>	
Violation(s)					
1101.351(a-1)					

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>				
<p>Case#: 140586 GREEN, MARILYNN PACE</p> <p>(license # 540695) Real Estate Broker / Salesperson-I LIVINGSTON(POLK)</p> <p>Effective Date: 7/28/2014</p> <table border="1" data-bbox="82 516 500 705"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.559(a)</td> </tr> <tr> <td>1101.652(b)(01)</td> </tr> <tr> <td>22 TAC 535.154(e)</td> </tr> </tbody> </table>	Violation(s)	1101.559(a)	1101.652(b)(01)	22 TAC 535.154(e)	<p>Agreed reprimand of broker. Agreed administrative penalty of \$1,600.00.</p>	<p>Consumer Complaint Respondent represented buyers and sellers of a property and did not obtain written consent from buyers for Respondent to act as intermediary. Buyers and sellers entered into a sales contract and that contract was improperly completed as it failed to indicate that a temporary lease was a part of the contract. Respondent failed to notify the Commission of the use of an assumed name in business.</p>
Violation(s)						
1101.559(a)						
1101.652(b)(01)						
22 TAC 535.154(e)						
<p>Case#: 120835,121103,121339,121833,131618 ATHA, TOMMY</p> <p>(license #) Real Estate Broker / Salesperson-I NOLANVILLE(UNKNOWN)</p> <p>Effective Date: 7/21/2014</p> <table border="1" data-bbox="82 1026 493 1121"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.351(a)</td> </tr> </tbody> </table>	Violation(s)	1101.351(a)	<p>Agreed to cease and desist from engaging in all activities for which a person must first hold a real estate broker or salesperson license. Agreed administrative penalty of \$2,000.00.</p>	<p>Consumer Complaint While Respondent associated and partnered with a Texas real estate broker, he engaged in real estate brokerage services in Texas for property owners, in exchange for a fee or other valuable consideration or with the expectation of receiving a fee or other valuable consideration. He negotiated, or assisted with the negotiation of, leasing and property management service agreements with property owners. He controlled the acceptance or deposits of rent from residents of single-family residential properties.</p>		
Violation(s)						
1101.351(a)						
<p>Case#: 140465 TEAM LUPE LLC (license # 594227) Real Estate Company-O KILLEEN(BELL)</p> <p>Effective Date: 7/18/2014</p> <table border="1" data-bbox="82 1377 477 1520"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Ordered to comply with the Commission's request to provide requested information. Assessment of an administrative penalty of \$4,000.00. Revocation of broker license.</p>	<p>Consumer Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>	
Violation(s)						
1101.652(a)(05)						
1101.652(a)(06)						
<p>Case#: 140465 COLINDRES, GUADALUPE M (license # 514609) Real Estate Broker / Salesperson-I KILLEEN(BELL)</p> <p>Effective Date: 7/18/2014</p> <table border="1" data-bbox="82 1776 490 1919"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1101.652(a)(05)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </tbody> </table>	Violation(s)	1101.652(a)(05)	1101.652(a)(06)	<p>Ordered to comply with the Commission's request to provide requested information. Assessment of an administrative penalty of \$4,000.00. Revocation of broker license.</p>	<p>Consumer Complaint Respondent failed or refused to produce on request, for inspection by the Commission or a Commission representative, a document, book, or record that is in the license holder's possession and relates to a real estate transaction conducted by the license holder. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>	
Violation(s)						
1101.652(a)(05)						
1101.652(a)(06)						

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>				
<p>Case#: 140079 HAMEL, STEVEN GLENN (license # 574187) Real Estate Broker / Salesperson-I FORT WORTH(TARRANT)</p> <p>Effective Date: 7/28/2014</p> <table border="1" data-bbox="82 472 493 567"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </table>	Violation(s)	1101.652(a)(06)	<p>Reprimand of salesperson license. Assessment of an administrative penalty of \$750.00. Suspension of salesperson license until payment in full of the administrative penalty and requested information is received.</p>	<p>Administrative Complaint Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>		
Violation(s)						
1101.652(a)(06)						
<p>Case#: 141137 ROBBINS, C EDWIN III</p> <p>(license # 627793) Real Estate Broker / Salesperson-I HOUSTON(HARRIS)</p> <p>Effective Date: 7/24/2014</p> <table border="1" data-bbox="82 884 487 1026"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.652(a)(01)</td> </tr> <tr> <td>1101.652(a)(06)</td> </tr> </table>	Violation(s)	1101.652(a)(01)	1101.652(a)(06)	<p>Agreed surrender of salesperson license. Agreed to not file an application to obtain any license or certificate issued by the Commission for five years from the date of this Order.</p>	<p>Administrative Complaint Respondent pled guilty to a felony offense. Respondent failed to provide, within a reasonable time, information requested by the Commission that relates to a formal or informal complaint to the Commission.</p>	
Violation(s)						
1101.652(a)(01)						
1101.652(a)(06)						
<p>Case#: 141416 KELLY, FREDERICK D</p> <p>(license # 612387) Real Estate Broker / Salesperson-I HOUSTON(HARRIS)</p> <p>Effective Date: 7/21/2014</p> <table border="1" data-bbox="82 1358 467 1549"> <tr> <th>Violation(s)</th> </tr> <tr> <td>1101.652(a)(01)</td> </tr> <tr> <td>1101.652(a)(02)</td> </tr> <tr> <td>1101.652(a)(09)</td> </tr> </table>	Violation(s)	1101.652(a)(01)	1101.652(a)(02)	1101.652(a)(09)	<p>Agreed surrender of salesperson license. Agreed to not file an application to obtain any certificate issued by the Commission for four years from the date of the Order.</p>	<p>Administrative Complaint Respondent pled guilty to a felony offense. Respondent failed to notify the Commission within 30 days after entry of a plea of guilty to a felony offense and failed to disclose this in his renewal.</p>
Violation(s)						
1101.652(a)(01)						
1101.652(a)(02)						
1101.652(a)(09)						
<p>Case#: 140348 HYLAND, MARYCATHERINE CAT</p> <p>(license # 643609) Real Estate Broker / Salesperson-I AUSTIN(TRAVIS)</p> <p>Effective Date: 7/15/2014</p>	<p>Agreed five-year probationary salesperson license issued.</p>	<p>Applications Commission of an offense that directly relates to the duties and responsibilities of the occupation of a licensed real estate salesperson under 22 Tex. Admin. Code §541.1. Applicant provided documentation addressing the factors outlined in Tex. Occ. Code §53.023 and, subject to reasonable terms of a probationary license, demonstrated that Applicant possesses the requisite honesty, trustworthiness, and integrity to qualify to be licensed as a real estate salesperson.</p>				

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>
<p>Case#: 141011 RACKLEY, RITA ANN</p> <p>(license # 410927) Real Estate Broker / Salesperson-I SAN ANTONIO(BEXAR)</p> <p>Effective Date: 7/28/2014</p>	<p>Agreed three-year probationary salesperson license issued.</p>	<p>Applications</p> <p>Commission of an offense that directly relates to the duties and responsibilities of the occupation of a licensed real estate salesperson under 22 Tex. Admin. Code §541.1. Applicant provided documentation addressing the factors outlined in Tex. Occ. Code §53.023 and, subject to reasonable terms of a probationary license, demonstrated that Applicant possesses the requisite honesty, trustworthiness, and integrity to qualify to be licensed as a real estate salesperson.</p>

TALCB Bulletin



TALCB was created by an act of the Texas Legislature in 1991 to license, certify and regulate real estate appraisers in Texas under state and federal laws. In 2011, TALCB's jurisdiction was expanded to register and regulate appraisal management companies.

INSIDE THIS ISSUE: *AMC Review of Appraiser Work Product* (page 1), *From the Commissioner* (page 2), *TALCB Rule Actions* (page 5)

Mandatory AMC Review of Appraiser Work Product: "Trust but Verify"

I. AMC's Must Review Appraiser Work Product and Must Use Texas Appraisers for the Review

In 2011 the Texas Legislature enacted HB 1146, creating the Texas Appraisal Management Company Act ("the Act") (contained in Tex. Occ. Code Chpt. 1104), which addresses the registration and oversight of appraisal management companies ("AMC's"). In the Act, the legislature requires all AMC's to: "on a periodic basis...perform an appraisal review of appraisers performing appraisal services for the company" Tex. Occ. Code § 1104.155. The legislature wanted to ensure compliance with "the Uniform Standards of Professional Appraisal Practice ("USPAP") in effect at the time of the appraisal." Tex. Occ. Code § 1104.155. In carrying out this obligation, the legislature required that AMC's only use appraisers "licensed or certified" in Texas and they must be credentialed "with at least the same certification for the property type as the appraiser who completed the report being reviewed." Tex. Occ. Code § 1104.153. AMC's should take care to ensure compliance with these review obligations since failure to do so can be the basis for disciplinary action. Tex. Occ. Code §§ 1104.201 and 1104.202.

To meet this legislative obligation, an AMC licensed in Texas must do two things. First, the AMC must review 1 of the first 5 appraisals performed by each of their panelists before that panelist may receive a 6th assignment. 22 Tex. Admin. Code § 159.155(a)(1). Second, the AMC must review a 5% random selection of all the appraisals performed during each 12 month timeframe the AMC is registered with the Board. 22 Tex. Admin. Code § 159.155(a)(2). The AMC's review of 1 of the first 5 appraisals may count towards the 5% total. 22 Tex. Admin. Code § 159.155(b). (PLEASE

NOTE: There is a proposal to reduce the percentage of reviews from 5% to 2% that the Board will consider at its August 15, 2014 meeting. We will keep you informed if the proposal is adopted).

II. Since the AMC Must use a Texas Appraiser, the Review Must Comply with USPAP

Since only Texas credentialed appraisers may perform these reviews to evaluate for USPAP compliance, the reviewer must also comply with USPAP. Tex. Occupations Code § 1103.405. In these mandated

reviews, the reviewer hired by the AMC is checking for USPAP compliance and therefore "developing and communicating an opinion about the quality of another appraiser's work". 2014-2015 USPAP, U-1, In. 23-24. Therefore, the AMC must ensure the reviewing appraiser complies with USPAP Standard 3. Tex. Occupations Code § 1103.405; 2014-215 USPAP, U-28. In addition, if the reviewer develops a value opinion, they must also then comply with USPAP Standards 1, 2 and 3-5. 2014-215 USPAP, U-31, In. 987-989; 22 Tex. Admin. Code § 159.155(h).

"To ensure an appraisal does indeed comply with USPAP, the law prescribes the minimum scope of work the AMC must ensure the reviewing appraiser meets. This scope of work is detailed in 22 Tex. Admin. Code § 159.155"

SEE "AMC Review of Work Product" on Page 3

The Board has had quite a busy summer; hope you have too. Lots of meetings were held with the Board and its committees to advance the current agenda. Lots of good ideas are proposed in the Strategic Plan and the budget for FY 2015. Let me touch on a few highlights.

A new website is being prepared for the Board; it should be ready for launch this fall. I know you will find it much more intuitive and easier to use, easier to update and also more attractive. Additional tools are being worked on that will assist with license status and renewal, finding other appraisers or AMCs, and tracking education and discipline. Once launched, we'd welcome your feedback.

The budget proposes a reduction in renewal fees for all license types, especially for trainees. While we cannot recruit more trainees into the field - this is a professional association burden - we can lower the license fees to provide some encouragement. The budget also proposes to dedicate the administrative penalties received by the agency to a new Educational Development reserve fund, to be used to pay for development of educational opportunities that would benefit appraisers - perhaps a 2 hour ACE course in Texas law, rules and enforcement findings, or even a recurring study of appraiser fees in Texas to help to inform the "customary and reasonable" fee debate. Preliminary feedback is quite positive on this.

Most appraisers are aware that a new AQB requirement for a "Supervisor/Trainee" course will begin in January 2015 for all new relationships. The Board is also considering whether to require all existing supervisors and trainees to take the course by a specific future date. More importantly, the Board is also considering developing a non-disciplinary trainee monitoring program that would allow trainees (and their supervisors) to get a periodic free "check-up" while gaining their experience. Such a program, when combined with the required course, may also meet the AQB's requirements that would allow the Board to raise the number of trainees allowed per supervisor above the current limit of three.

BE SURE TO READ THE TIPS FOR CONTACTING THE AGENCY & INFORMATION ABOUT THE NEW LICENSING EXAM ADMINISTRATOR IN THIS MONTH'S ISSUE OF THE TREC ADVISOR.

Lastly, the annual requirement that AMCs conduct appraisal reviews on at least 5% of the assignment results each year is proposed to reduce to 2% of such appraisal reports. The requirement to review at least one of the first five reports from each new panelist remains; this is a common sense early quality check on each panelist. But the 5% review volume level has not resulted in very many complaints about potential USPAP violations, so the AMC Advisory Committee is recommending that level be reduced to 2% annually. If the Board approves it, this will provide some relief to AMCs without a reduction in the USPAP audit function provided by this requirement.

I recently had the privilege of addressing an ATA meeting, participating on a panel for the Appraisal Institute's Annual Conference, and meeting with representatives of FACT for discussions. I consider these to be vital opportunities to hear from industry players and share the Board's perspective on current regulatory trends and alternatives. I look forward to continued involvement.



Douglas E. Oldmixon

Ever Considered Serving on the Board?

The TALCB is a nine-member Board composed of four certified real estate appraisers and four public members appointed by the Governor to serve staggered two-year terms. The Executive Secretary of the Texas Veterans Land Board is the ex-officio ninth member. Daily administration of the Board is entrusted to the Commissioner, who also serves as Administrator of the Texas Real Estate Commission.

If you would like to be considered for potential appointment to serve on the Board, please contact the [Governor's office](#) to submit an application package.

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III. The AMC Must Ensure the Reviewer's Scope of Work Ascertains USPAP Compliance

Since the legislative purpose of these reviews is to ensure compliance with "the Uniform Standards of Professional Appraisal Practice in effect at the time of the appraisal" (Tex. Occ. Code § 1104.155), the AMC and the reviewer must ensure the review has a scope of work "sufficient to produce credible assignment results" about whether the underlying appraisal is in fact USPAP compliant. 2014-215 USPAP, U-13, In. 393-394; 22 Tex. Admin. Code § 159.155 (g)(6). Basically, the reviewing appraiser needs to ensure that the appraisal they are reviewing satisfies USPAP Standards 1 and 2, the Ethics Rule, Recording Keeping Rule, Scope of Work Rule, Competency Rule and Jurisdictional Exception Rule.

To ensure the appraisal does indeed comply with USPAP, the law prescribes the minimum scope of work the AMC must ensure the reviewing appraiser meets. This scope of work is detailed in 22 Tex. Admin. Code § 159.155, and indicates the reviewer must:

- Comply with USPAP and state this fact in their review. Keep in mind, if the reviewer makes a value conclusion, they must also comply with USPAP Standards 1 and 2. 22 Tex. Admin. Code § 159.155(h);
- Include a "signed certification" satisfying USPAP Standard Rule 3-6. 22 Tex. Admin. Code § 159.155(g)(9);
- Have competency. Tex. Occ. Code § 1104.154 (and 22 Tex. Admin. Code § 159.154. The legislature requires the AMC ensure the reviewer "satisfies each provision of the competency rule of the Uniform Standards of Professional Appraisal Practice for the appraisal being assigned";
- Have "access to appropriate data sources for the appraisal being reviewed." 22 Tex. Admin. Code § 159.155(d). "Appropriate data sources" are those nec-

essary to "validate the significant characteristics of the comparable and the essential elements of the transaction." 22 Tex. Admin. Code § 159.155(g)(1). This means the appraiser must "research and consult" the following data sources, where appropriate:

- If a sales comparison approach was utilized, use "the multiple listing service(s) or commercial databases" as well as "other data sources" covering the "geographical area" where the "appraisal under review was performed." 22 Tex. Admin. Code § 159.155 If a sales comparison approach was utilized, use "the multiple listing service(s) or commercial databases" as well as "other data sources" covering the "geographical area" where the "appraisal under review was performed." 22 Tex. Admin. Code § 159.155(g)(1)(A);
- If a cost approach was utilized, use "published cost data sources" covering the "geographic area in which the appraisal under review was performed." 22 Tex. Admin. Code § 159.155(g)(1)(B);
- If an income approach was utilized, use "comparable rental data, income and expense data" encompassing the "geographic area in which the appraisal under review was performed." 22 Tex. Admin. Code § 159.155 (g)(1)(C); and,
- Consider "the sales and listing history of the property which is the subject of the appraisal under review" anytime the property has "sold within the three years prior to the effective date of the appraisal under review" or was "listed for sale as of the effective date of the appraisal under review." 22 Tex. Admin. Code § 159.155 (g)(1)(D).
- As required by USPAP Standard 3-5(h), state their "opinions and conclusions about the work under review for each of the approaches to value utilized" and address "the reason for any disagreements." 22 Tex. Admin. Code § 159.155(g)(2);
- As required by USPAP Standard 3-5(f), identify any extraordinary assumptions and hypothetical conditions

and that their use may impact the review. 22 Tex. Admin. Code § 159.155 (g)(1)(D);

- "Identify" if any "approach to value, a particular piece of information, or analysis of either that was necessary for credible assignment results" is miss-

IMPORTANT DATES TO REMEMBER

AUGUST 15 - TALCB Budget Meeting

AUGUST 15 - TALCB Meeting

OCTOBER 17 -20 - AARO Annual Meeting in DC

Check the [TALCB website](#) regularly for postings of all of our upcoming meetings.

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ing and if omitted “explain why it was necessary for credible assignment results.” 22 Tex. Admin. Code § (g)(3);

- As required by USPAP, identify the appraisal being reviewed, the client, intended user and effective date of the review, and indicate the intended use and purpose is to comply with Tex. Occ. Code § 1104.155 and 22 Tex. Admin. Code § 159.155 and USPAP in effect at the time of the review. 22 Tex. Admin. Code § 159.155(g)(4)-(5) and (7); and,
- As required by USPAP’s Scope of Work Rule, indicate that the scope of work for the review meets “the requirements of § 1104.155, this rule and USPAP in effect at the time of the appraisal review,” that it results in “credible assignment results” and that there are no “assignment conditions” that limit the scope such that “the review is not credible.” 22 Tex. Admin. Code § 159.155(g)(6).

IV. Relationship to Competency and Mandatory Reporting of Certain Violations

If an AMC finds appraisals with a USPAP violation that “materially affects a value conclusion” federal regulators and the Texas Legislature require the AMC to report it to the

Board. Tex. Occ. Code § 1104.160; 12 C.F.R. § 1026.42(g) (requiring reporting when the violations are “likely to significantly affect the value.”).

In these situations, the AMC must submit a complaint to the Board. Tex. Occ. Code § 1104.160. Also, under 12 C.F.R. § 1026.42(b)(1) the review appraiser must file a complaint since they are a “covered person” as that term is defined in federal regulations. (The regulations define “covered person” to include “a person who provides ‘settlement services’” as defined in 12 U.S.C. § 2602(3) and this referenced section specifically includes those who render appraisals.) In addition, 22 Tex. Admin. Code § 159.154 requires an AMC that has “reviewed an appraiser’s work” to “consider the findings of the review” when determining competency for receipt of new work.

V. Benefits to all Stakeholders and the General Public

Confirming that work submitted for mortgage lending purposes is USPAP compliant helps guard against a repeat of the recent financial debacle. As President Ronald Reagan said, “Trust, but Verify.” That is what this process does. By verifying a small sample of appraisals, AMC’s, their clients, the appraisal community, and the general public can trust that appraisals for real estate transactions are reliable, credible and meeting minimum industry professional standards.

Appraiser Trainee & Supervisor Course Approval Form Now Available for Education Providers

TALCB staff are preparing for the new Appraiser Qualification Board (AQB) criteria that will become effective January 1, 2015. One of the new criteria is the requirement that both the Appraiser Trainee and eligible sponsoring appraiser be required to complete a course that complies with the specifications for course content established by the AQB. This course must be completed by the Appraiser Trainee prior to

obtaining an Appraiser Trainee license. In addition, sponsors must complete this course prior to sponsoring a trainee.

An [Appraiser Trainee & Supervisor Course approval form](#) is available at the TALCB website for education providers who want to develop or offer this course.

For more information and a full list of new criteria please go to the [Appraisal Foundation’s website](#).

Is it time to renew your AMC registration?

TALCB began the registration process for AMCs doing business in Texas in March 2012. It is time for any AMCs that registered at that time to renew their registration to continue doing business in Texas. A renewal must be completed within 180 days of the expiration date of the AMC’s current registration.

REMEMBER - AMCs can easily renew online using the TALCB Panel Management Tool (PMT).

Details about renewing an AMC’s registra-

RULES FOR ADOPTION

The following rules are proposed for adoption at the August 15, 2014 meeting of the Board and can be found on the [TALCB website](#).

22 TAC Chapter 153:

- a. **22 TAC §153.3. The Board**
- b. **22 TAC §153.5. Fees**
- c. **22 TAC §153.8. Scope of Practice**
- d. **22 TAC §153.9. Applications**
- e. **22 TAC §153.10. Issuance of Certification, License, or Trainee Approval**
- f. **22 TAC §153.11. Examinations**
- g. **22 TAC §153.13. Educational Requirements**
- h. **22 TAC §153.15. Experience Required for Certification or Licensing**
- i. **22 TAC §153.17. Renewal or Extension of Certification and License or Renewal of Trainee Approval**
- j. **22 TAC §153.18. Appraiser Continuing Education (ACE)**
- k. **22 TAC §153.19. Licensing and Certification for Persons with Criminal Histories**
- l. **22 TAC §153.20. Guidelines for Revocation, Suspension, Denial of Licensure or Certification; Probationary Licensure**
- m. **22 TAC §153.21. Appraiser Trainees and Sponsors**
- n. **22 TAC §153.23. Inactive Status**
- o. **22 TAC §153.24. Complaint Processing**

- p. **22 TAC §153.25. Temporary Out-of-State Appraiser Registration**
- q. **22 TAC §153.26. Identity Theft**
- r. **22 TAC §153.27. Certification and Licensure by Reciprocity**
- s. **22 TAC §153.33. Signature or Endorsement of Appraisal**
- t. **22 TAC §153.37. Criminal Matters Referred to Law Enforcement**

Amendments were proposed following a comprehensive rule review for this chapter to better reflect current TALCB procedures, to conform TALCB rules with criteria established by the Appraiser Qualifications Board, and to simplify and clarify where needed. The amendments capitalize the term “Board” and replace the term “licensee” with “license holder” throughout the Chapter. The amendments also remove redundant or unused provisions and restructure certain rules to improve readability.

INSPECTOR INSIGHT



The Texas Real Estate Inspector Committee is as an advisory committee to the Texas Real Estate Commission on matters pertaining to the licensing and regulation of real estate inspectors. The Committee recommends rules and policies that ensure inspections meet high professional standards and enhance consumer protection.

Inside this Issue: REI 7-4 Property Inspection Report (page 1); From the Administrator (page 2), Inspector Disciplinary Actions (page 3)

REI 7-4 Property Inspection Report Form - Mandatory on 9/1/2014

A revised [Property Inspection Report Form \(REI 7-4\)](#) was adopted at the April 28 Commission meeting. This revised form adds a notice to the consumer explaining that while the inspector may include contractual terms in or attached to the report form, the Commission does not regulate contractual terms between the parties, and consumers should consult an attorney if they do not understand those contractual terms. As a reminder, [§535.223](#) of the Commission rules allow an inspector

to change the typeface of the Property Inspection Report Form if it is no smaller than 10 point font.

The REI 7-4 has been available for voluntary use by inspectors since its adoption in April. However, inspectors are required to use the REI 7-4 as of September 1, 2014. On that date, the current REI 7-3 will no longer be valid.

The form is available for download on the [TREC website](#).

IMPORTANT DATES TO REMEMBER

AUGUST 20 - TREIC Education Subcommittee Meeting

SEPTEMBER 1 - Mandatory use of REI 7-4

Check the [TREC website](#) regularly for postings of all of our upcoming meetings.



Douglas E. Oldmixon

The summer has been quite full with several meetings of the Inspector Committee and its subcommittees, primarily concerning continuing education (CE) and related matters. We have always invited and welcomed the participation of individual inspectors

and the trade associations in shaping the recommendations of the Committee. And we listen to those inputs. When the Commission approved the Committee's recommendation to enhance the inspector CE program, the result was that the trade associations are required to register as CE providers and pay a fee. Since prior CE was simply "core education" with no evaluation, and trade associations enjoy an exemption from registering as a "core education" provider, the status change has encountered some resistance from this area.

Prior to the creation of a CE requirement, many trade associations offered "core education" classes (for a fee) to qualify a person for a license. This service fills a basic market need – to impart the knowledge required to pass an exam, obtain a license and be authorized to perform a service for consumers – while earning a living doing so. Later when public policy makers created the requirement for "continuing education," a brand new industry was thereby created - recurring education providers. Some providers are for-profit enterprises and others are not-for-profit. Both are required to register and pay a fee to engage in the business of continuing education. Some trade associations build a feature into their membership fee model that includes some amount of CE as a membership

incentive. This incentive may be attractive to some, but it is a calculated part of the business model for the association. Regardless of how structured, CE is a business opportunity for providers and registration is a cost of doing business.

Course delivery methods are the second area that has caused some significant discussion this summer. Both the requirement for some actual hands-on experience as a capstone to the traditional or alternative classroom environment, and the requirement to add some safeguards in content delivery integrity outside of the classroom, have caused providers whose business models do not currently include these practices to complain loudly about the potential effect on their business. Rather than adapt to changes aimed at addressing deficiencies or enhancing effectiveness, their response is primarily resistance. The Committee and Commission understand the need to provide for an adjustment period to accommodate these policy shifts and have tried to assist by providing phased transitions. We believe this is fair.

Let me close with some more good news – the Strategic Plan and FY2015 budget propose a reduction in 2015 for all inspector license renewal fees, lowering the apprentice application fee, and a reduction in the recovery fund fee for all new inspector applicants. These savings taken together should help to offset the small increases needed in the market place of qualifying and continuing education to adjust for the costs of implementing the recommended policy changes discussed earlier. We hope you will agree. Aim high.

BE SURE TO READ THE TIPS FOR CONTACTING THE AGENCY & INFORMATION ABOUT THE NEW LICENSING EXAM ADMINISTRATOR IN THIS MONTH'S ISSUE OF THE TREC ADVISOR.

<i>Name & Location</i>	<i>Order</i>	<i>Basis for Order</i>				
<p>Case#: 140753 Effective Date: 7/24/2014 CABALLERO, RICARDO (license # 7301) Inspector-I CARROLLTON(DENTON)</p> <table border="1" data-bbox="68 401 475 562"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1102.101</td> </tr> <tr> <td>1102.102</td> </tr> <tr> <td>1102.103</td> </tr> </tbody> </table>	Violation(s)	1102.101	1102.102	1102.103	<p>Agreed to cease and desist engaging in activity considered to be the activity of real estate inspection services. Agreed administrative penalty of \$3,000.00.</p>	<p>Consumer Complaint Respondent conducted a real estate inspection while his license was expired.</p>
Violation(s)						
1102.101						
1102.102						
1102.103						
<p>Case#: 141849 Effective Date: 7/23/2014 TOLEDO, HECTOR M (license # 20977) Inspector-I SAN ANTONIO(BEXAR)</p> <table border="1" data-bbox="68 747 475 867"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>22 TAC 535.221(b)</td> </tr> <tr> <td>22 TAC 535.221(c)</td> </tr> </tbody> </table>	Violation(s)	22 TAC 535.221(b)	22 TAC 535.221(c)	<p>Agreed administrative penalty of \$300.00.</p>	<p>Consumer Complaint Real Estate Inspector failed to list his license number or the name and license number of his sponsoring professional inspector in an advertisement. Respondent failed to notify the Commission in writing within 30 days after he started the use of a business name other than the name in which the inspector is licensed.</p>	
Violation(s)						
22 TAC 535.221(b)						
22 TAC 535.221(c)						
<p>Case#: 140895 Effective Date: 5/19/2014 BEBEE, HENRY GEORGE JR (license # 3405) Inspector-I EL PASO(EL PASO)</p> <table border="1" data-bbox="68 1104 483 1178"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>22 TAC 535.223</td> </tr> </tbody> </table>	Violation(s)	22 TAC 535.223	<p>Agreed reprimand of professional inspector. Agreed administrative penalty of \$400.00.</p>	<p>Consumer Complaint Respondent failed to use the proper inspection report form for a real estate inspection.</p>		
Violation(s)						
22 TAC 535.223						
<p>Case#: 140656 Effective Date: 5/15/2014 SCHWABEN, HEINZ RUDOLPH (license # 10048) Inspector-I BULVERDE(COMAL)</p> <table border="1" data-bbox="68 1360 480 1507"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1102.301</td> </tr> <tr> <td>22 TAC 535.220(a)</td> </tr> <tr> <td>22 TAC 535.221(c)</td> </tr> </tbody> </table>	Violation(s)	1102.301	22 TAC 535.220(a)	22 TAC 535.221(c)	<p>Agreed reprimand of professional inspector. Agreed administrative penalty of \$200.00.</p>	<p>Consumer Complaint Respondent did not notify the Commission within 30 days after he began using an assumed name in his business. Respondent incorrectly reported that the electric stove in the property that he inspected was gas and incorrectly identified the exterior siding as "shingles".</p>
Violation(s)						
1102.301						
22 TAC 535.220(a)						
22 TAC 535.221(c)						
<p>Case#: 140917 DALTON, GREGORY THOMAS (license # 3393) Inspector-I GARLAND(DALLAS) Effective Date: 6/9/2014</p> <table border="1" data-bbox="68 1734 477 1808"> <thead> <tr> <th>Violation(s)</th> </tr> </thead> <tbody> <tr> <td>1102.301</td> </tr> </tbody> </table>	Violation(s)	1102.301	<p>Agreed reprimand of inspector. Agreed administrative penalty of \$500.00.</p>	<p>Consumer Complaint Respondent performed an inspection in a negligent or incompetent manner by accessing and inspecting an incorrect home.</p>		
Violation(s)						
1102.301						