

ADVISOR

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Broker intermediary relationship permitted January 1, 1996

Effective January 1, 1996, Texas real estate brokers may act as intermediaries between parties in a real estate transaction. Guidelines for establishing an intermediary relationship with parties and appointing associates to work with the parties are provided in Senate Bill Number 489, passed by the 74th Legislature. The bill amends The Real Estate License Act (TRELA) to require real estate licensees who represent a party to disclose that representation upon the first contact with a party or another licensee representing that party. Licensees are also required to provide a party to a

prospective real estate transaction with a copy of statutory language concerning agency relationships and brokerage services.

Questions and answers have been developed to assist licensees in complying with the provisions of the new law (see page 4 this issue). The Commission has approved an addendum to TREC earnest money contracts for voluntary use by intermediaries (see related article below). Copies of the new law, the addendum and English and English/Spanish versions of the required statutory information are available by TREC Fax.

Commission proposes new contract forms; voluntary intermediary addendum approved for use January 1

At its meeting in Corpus Christi on September 22, 1995, TREC proposed the promulgation of two new forms developed by the Texas Real Estate Broker-Lawyer Committee. The forms, proposed TREC No. 36-0, Addendum for Property Subject to Mandatory Membership in an Owners' Association, and TREC No. 37-0, Resale Certificate for Property Subject to Mandatory Membership in an Owners' Association, provide a means for a buyer to obtain information about the owners' association and to address any repairs to property maintained by the owners' association. Copies of the proposed forms are available from TREC Fax, and comments may be submitted to the General Counsel,

TREC, for consideration by the Broker-Lawyer Committee. Final action on the forms could be taken by TREC at its December 11 meeting.

At the same meeting, TREC approved for voluntary use an addendum to be used only by brokers acting as intermediaries after January 1, 1996, the effective date of the new intermediary law. The Addendum for Broker's Representation and Fee would be used in place of Paragraph 8 in TREC's promulgated contract forms to clarify that the broker is acting as an intermediary. The form may be obtained by TREC Fax; slick proofs of the form are available from TREC by mail for \$5.92.

Comments sought for proposed amendment to 10-year education rule

TREC has proposed an amendment to 22 TAC §535.61, concerning acceptance of courses. Under the current rule, a core real estate course will not be given credit for any required core hours if the course was completed more than 10 years prior to the filing of the application.

At its September 22, 1995, meeting, the Commission proposed an amendment that would permit credit to be given for core real estate courses completed more than 10 years ago in either of two instances: (1) the applicant was licensed as either a broker or salesman in Texas or any other state at some time during the five-year period prior to the filing of the application, or (2) the course was completed as part of a two year, or higher, degree from an accredited college or university awarded with at least 12 semester hours in real estate.

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Official publication of the
Texas Real Estate Commission

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The *ADVISOR* (ISSN 1047-4579) is published by the Texas Real Estate Commission (TREC) as an educational service to all brokers and inspectors in the state of Texas. The purpose of the newsletter is to promote a better understanding of The Real Estate License Act and to inform all licensees of changes affecting laws and practices in the real estate industry. The *ADVISOR* is funded through legislative appropriations and subscriptions collected from TREC licensees.

The official text of TREC rules is filed with the Office of the Secretary of State, *Texas Register*.

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Commission Meeting Highlights

August, 1995

Austin -Commission observed presentations of alternative education delivery methods. The demonstrations were followed by discussion among Commission members and the public.

Commission heard reports from staff members. Staff announced the hiring of Don Dudley as Director of TREC Licensing and Education, September 1, 1995. Commission adopted a Biennial Operating Plan for TREC's Information Services Division. Commission approved achievement bonuses for classified employees.

Commission proposed the repeal of §535.164, concerning disclosure of agency.

Commission amended 22 TAC §535.13 concerning real estate license requirements to arrange for persons to occupy vacant residential property. The rule permits a person to lease the property from its owner and then sublease to a tenant without requiring the person to be licensed.

Commission amended 22 TAC §535.61 concerning acceptance of courses from proprietary schools, §535.66 concerning proprietary schools and §535.71 concerning mandatory continuing education. The new rules establish guidelines for acceptance of educational courses offered by alternative delivery systems such as computers.

Commission amended 22 TAC §535.101 concerning fees effective September 1, 1995 (see *TREC Advisor* Vol. 6, No. 2, page 6, "TREC collects license fee increase for A&M Research Center; proposes fee adjustments").

Commission discussed 22 TAC §535.61(aa) concerning a 10-year limit on core course acceptance (see page 1 this

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

issue, "Comments sought for proposed amendment to 10-year education rule").

Commission appointed Sheila Plotsky and Fred Blair to the Texas Real Estate Broker-Lawyer Committee.

September, 1995

Corpus Christi --Commission proposed for publication in the *Texas Register* an amendment to 22 TAC §535.61, concerning acceptance of education courses (see page 1, this issue, "Comments sought for proposed amendment to 10-year education rule").

Commission proposed for publication in the *Texas Register* an amendment to 22 TAC §535.51, concerning general requirements for real estate licensure and to §535.208, concerning application for an inspector. The proposed rules revise application forms used to obtain real estate or inspector licenses.

Commission approved for publication an amendment to 22 TAC §537.11 and new §537.43 and §537.44 concerning standard contract forms. Commission also approved a contract addendum concerning intermediary status (see page 1, "Commission proposes new contract forms; intermediary addendum approved").

Commission discussed the proposed repeal of 22 TAC §535.164 concerning disclosure of agency.

Commission heard a report from the Consumer Information Task Force and then heard public comment on a draft form presented by the Task Force.

Commission discussed statutory

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Upcoming Meeting Dates:

TALCB
November 30, 1995 - Austin

Residential Rental Locator Workshop:
December 5, 1995 - Austin

Texas Real Estate Commission:
December 11, 1995 - Austin

Texas Real Estate Commission:
January 8, 1996 - Austin

Broker-Lawyer Committee:
January 10-11, 1996 - Austin

Real Estate Inspector Committee
January 19, 1996 - Dallas (tentative)

Amendments to inspector standards of practice to take effect Jan. 1, 1996

Effective January 1, 1996, inspection reports prepared by licensed inspectors must follow the same sequence as the Standards of Practice, 22 TAC §535.222, for items which were present at the property and inspected. Inspectors may only use a form of report arranged differently if required by an agency of the federal government or by a client, such as an investor, who buys or sells properties in the due course of the client's business. This requirement and other amendments to the standards were developed by the Texas Real Estate Inspector Committee and adopted by TREC at its June 26, 1995, meeting so as to become effective January 1, 1996. Copies of the amended standards are available from TREC Fax and by mail from the Commission for \$3.10. The standards were also amended to clarify that recognized hazards specifically listed as such in the standards must be reported as in need of repair; the three hazardous conditions listed in the standards relate to ground fault circuit interrupter (GFCI) devices, water heater temperature/pressure relief valves, and water heaters in garage locations.

TREC receives awards at ARELLO annual conference

Reese Kimmons, a seven-year employee of TREC's Enforcement Division, was presented the Real Estate Investigator of the Year Award from the Association of Real Estate License Law Officials (ARELLO) at its annual conference in September.

TREC received additional accolades when ARELLO awarded the *Advisor*, TREC's newsletter, a certificate of recognition as one of four outstanding publications nationwide.

Colonias Law Effects Some Counties

Licensees selling residential property under a contract for deed in certain Texas counties should be aware of the requirements of Senate Bill Number 336. If the property is located in a county within 200 miles of an international border, the county's per capita income averaged 25% below the state average in 1991-1993 and the county's unemployment rate averaged 25% above the state average for that period, the new law requires the seller to make specific disclosures of property condition and financing terms. The new law also addresses recording requirements and prohibited contract terms. Exceptions are provided for Veterans' Land Board and other sales. The Texas Department of Housing and Community Affairs (TDHCA) has determined that 22 Texas counties currently are subject to the new law: Bee, Brooks, Cameron, Dimmit, Duval, El Paso, Frio, Hidalgo, Jim Hogg, Jim Wells, La Salle, Maverick, Presidio, Reeves, San Patricio, Starr, Uvalde, Val Verde, Webb, Willacy, Zapata and Zavala. Information about the law is available from the TDHCA at 1-800-544-2042 or (512) 475-3844.

Proposed education amendment *continued from page 1*

Comments on the proposal may be submitted to the General Counsel, TREC. A final vote on the proposal could be taken at the TREC meeting scheduled for December 11, 1995.

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or call TREC Fax at:
(512) 419-1623

Meeting highlights *continued from page 2*

information on agency in English and Spanish language versions and brochures on agency for voluntary use by licensees.

Commission directed TREC staff to develop a Request for Proposal for contract testing. Previously, the TREC strategic plan identified contract testing as a method to improve agency operations. The internal audit just completed by KPMG/Peat Marwick concurred with the staff assessment of the benefits that may be achieved by having an independent testing service administer license examinations. Additionally, the Commission directed the staff to implement the audit suggestion to hire an additional legal assistant for TREC's Enforcement Division.

October, 1995

Austin - Commission discussed amendment to 22 TAC §535.61, concerning acceptance of courses (see page 1 this issue, "Comments sought for proposed amendment to 10-year education rule").

Commission discussed amendments to 22 TAC §535.51, concerning general requirements for real estate licensure (application forms) and §535.208, concerning application for an inspector (application forms). The proposed rules revise application forms used to obtain real estate or inspector licenses.

Commission discussed amendment to 22 TAC §537.11 and new §537.43 and §537.44 concerning standard contract forms (see page 1, "Commission proposes new contract forms; intermediary addendum approved").

Commission repealed 22 TAC §535.164 concerning disclosure of agency, effective January 1, 1996.

Commission heard a report from the Consumer Information Task Force. The Task Force recommended adoption of a form titled "Information About Brokerage Services" for voluntary use.

Commission approved for voluntary use a notice effective January 1 (see page 7 for form).

Commission discussed Senate Bill 489 and possible action to approve dissemination of related information to licensees.

Commission adopted a memorandum of understanding for presentation to the Texas Appraiser Licensing and Certification Board regarding administrative services provided by TREC.

Intermediary Q & A:

Questions and Answers regarding disclosure of

The following questions and answers have been developed to assist licensees in complying with the provisions of the new law. These answers are intended to address general situations only and are not intended as legal opinions addressing the duties and obligations of licensees in specific transactions. What licensees say and do in a specific transaction may cause these general answers to be inapplicable or inaccurate. Licensees should consult their own attorneys or legal advice concerning the new law's effect on their brokerage practices.

Q: Explain how a typical intermediary relationship is created and how it would operate.

A: At their first face to face meeting with a seller or a prospective buyer, the salesmen or brokers associated with a firm would provide the parties with a copy of the statutory information about agency required by The Real Estate License Act (TRELA). The statutory information includes an explanation of the intermediary relationship. The brokerage firm would negotiate a written listing contract with a seller and a written buyer representation agreement with a buyer. In those documents, the respective parties would authorize the broker to act as an intermediary and to appoint associated licensees to work with the parties in the event that the buyer wishes to purchase a property listed with the firm. At this point, the broker and associated licensees would be functioning still as exclusive agents of the individual parties. The listing contract and buyer representation agreement would contain in conspicuous bold or underlined print the broker's obligations set forth in Section 15C(j) of TRELA. When it becomes evident that the buyer represented by the firm wishes to purchase property listed with the firm, the intermediary status would come into play, and the intermediary may

appoint different associates to work with the parties. The intermediary would notify both parties in writing of the appointments of licensees to work with the parties. The associates would provide advice and opinions to their respective parties during negotiations, and the intermediary broker would be careful not to favor one party over the other in any action taken by the intermediary.

Q: What is the difference between a dual agent and an intermediary?

A: A dual agent is a broker who represents two parties at the same time in accordance with common law obligations and duties. An intermediary is a broker who negotiates the transaction between the parties subject to the provisions of Section 15C of The Real Estate License Act. The intermediary may, with the written consent of the parties, appoint licensees associated with the intermediary to work with and advise the party to whom they have been appointed. In a dual agency situation in which two salesmen are sponsored by the same broker but are working with different parties, the broker and the salesmen are considered to be agents of both parties, unable to act contrary to the interests of either party.

Q: In what way does the new legislation prohibit or permit disclosed dual agency?

A: Disclosed dual agency is not specifically addressed in the new legislation. Since disclosed dual agency is not prohibited, licensees may, with appropriate disclosure and consent of the parties, act as dual agents.

Q: What is the advantage for the broker in acting as an intermediary?

A: If the broker and associates are going to continue to work with

parties they have been representing under listing contracts or buyer representation agreements, the intermediary role is the only statutorily addressed vehicle for handling "in-house" transactions, providing both parties the same level of service.

Q: If a salesman or associated broker lists a property and has also been working with a prospective buyer under a representation agreement, how can the salesman or associated broker sell this listing under the new law?

A: There are three alternatives for the brokerage firm and the parties to consider:

(1) the firm, acting through the salesman or associated broker, could represent one of the parties and work with the other party as a customer rather than as a client (realistically, this probably means working with the buyer as a customer and terminating the buyer representation agreement).

(2) if the firm has obtained permission in writing from both parties to be an intermediary and to appoint licensees to work with the parties, the salesman or associated broker could be appointed by the intermediary to work with one of the parties. Note: **Another licensee would have to be appointed to work with the other party under this alternative. The law does not permit an intermediary to appoint the same licensee to work with both parties.**

(3) if the firm has obtained permission in writing from both parties to be an intermediary, but does not appoint different associates to work with the parties, the salesman or broker associate could function as a representative of the firm. Since the firm is an intermediary, the salesman and associated broker also would be subject to the requirement not to act so as to favor one party over the other.

agency and intermediary under the new law

Q: If a salesman may provide services to a party under the new law without being appointed, why would a broker want to appoint a salesman to work with a party?

A: Appointment following the procedures set out in the new law would permit the salesman to provide a higher level of service. The appointed salesman may provide advice and opinions to the party to whom the salesman is assigned and is not subject to the intermediary's statutory duty of not acting so as to favor one party over the other.

Q: Is an intermediary an agent?

A: Yes, but the duties and obligations of an intermediary are different than for exclusive, or single, agents.

Q: What are the duties and obligations of an intermediary?

A: Section 15C requires the intermediary to obtain written consent from both parties to act as an intermediary. A written listing agreement to represent a seller/landlord or a written buyer/tenant representation agreement which contains authorization for the broker to act as an intermediary between the parties is sufficient for the purposes of Section 15C if the agreement sets forth, in conspicuous bold or underlined print, the broker's obligations under Section 15C(j) and the agreement states who will pay the broker. If the intermediary is to appoint associated licensees to work with the parties, the intermediary must obtain written permission from both parties and give written notice of the appointments to each party. The intermediary is also required to treat the parties fairly and honestly and to comply with TREL A. The intermediary is prohibited from acting so as to favor one party over the other, and may not reveal confidential information obtained from one party without

the written instructions of that party, unless disclosure of that information is required by TREL A, court order, or the information materially relates to the condition of the property. The intermediary and any associated licensees appointed by the intermediary are prohibited from disclosing without written authorization that the seller will accept a price less than the asking price or that the buyer will pay a price greater than the price submitted in a written offer.

Q: Can salesmen act as intermediaries?

A: Only a broker can contract with the parties to act as an intermediary between them. In that sense, only a broker can be an intermediary. If, however, the broker intermediary does not appoint associated licensees to work with the parties in a transaction, any salesman or broker associates of the intermediary who function in that transaction would be required to act just as the intermediary does, not favoring one party over the other.

Q: Can there be two intermediaries in the same transaction?

A: No.

Q: Can a broker representing only the buyer be an intermediary?

A: Ordinarily, no; the listing broker will be the intermediary. In the case of a FSBO or other seller who is not already represented by a broker, the broker representing the buyer could secure the consent of both parties to act as an intermediary.

Q: May an intermediary appoint a subagent in another firm to work with one of the parties?

A: Subagency is still permitted under the law, but a subagent in another firm cannot be appointed as one of the intermediary's associated

licensees under the provisions of Section 15C.

Q: May the same salesman be appointed by the intermediary to work with both parties in the same transaction?

A: No; the law requires the intermediary to appoint different associated licensees to work with each party.

Q: May more than one associated licensee be appointed by the intermediary to work with the same party?

A: Yes.

Q: How should an intermediary complete Paragraph 8 of the TREC contract forms?

A: Brokers who are acting as intermediaries after January 1 should use the TREC addendum approved for that purpose in lieu of completing Paragraph 8 (see "voluntary intermediary addendum approved for use January 1," page 1).

Q: May a broker act as an intermediary prior to January 1, 1996, the effective date of the TREL A amendment?

A: No.

Q: What is the difference between an appointed licensee working with a party and a licensee associated with the intermediary who has not been appointed to work with one party?

A: During negotiations the appointed licensee may advise the person to whom the licensee has been appointed. An associated licensee who has not been appointed must act in the same manner as the intermediary, that is, not giving opinions and advice and not favoring one party over the other.

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Intermediary Q & A

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Q: Who decides whether a broker will act as intermediary, the broker or the parties?

A: Initially, the broker, in determining the policy of the firm. If the broker does not wish to act as an intermediary, nothing requires the broker to do so. If the broker's policy is to offer services as an intermediary, both parties must authorize the broker in writing before the broker may act as in intermediary or appoint licensees to work with each of the parties.

Q: When must the intermediary appoint the licensees associated with the intermediary to work with the parties?

A: This is a judgment call for the intermediary. If appointments are going to be made, they should be made before the buyer begins to receive advice and opinions from an associated licensee in connection with the property listed with the broker. If the broker appoints the associates at the time the listing contract and buyer representation agreements are signed, it should be clear that the appointments are effective only when the intermediary relationship arises. **The intermediary relationship does not exist until the parties who have authorized it are beginning to deal with each other in a proposed real estate transaction; for example, the buyer begins to negotiate to purchase the seller's property.** Prior to the creation of the intermediary relationship, the broker will typically be acting as an exclusive agent of each party. It is important to remember that **both parties must be notified in writing of both appointments.** If, for example, the listing agent is "appointed" at the time the listing is taken, care must be taken to ensure that the buyer is ultimately also given written notice of the appointment. When a buyer client begins to show interest in a property listed with the firm and both parties have authorized

the intermediary relationship, the seller must be notified in writing as to which associate has been appointed to work with the buyer.

Q: Can the intermediary delegate to another person the authority to appoint licensees associated with the intermediary?

A: The intermediary may delegate to another licensee the authority to appoint associated licensees. **If the intermediary authorizes another licensee to appoint associated licensees to work with the parties, however, that person must not appoint himself or herself as one of the associated licensees, as this would be an improper combination of the different functions of intermediary and associated licensee. It is also important to remember that there will be a single intermediary even if another licensee has been authorized to make appointments.**

Q: May a broker act as a dual agent after January 1, 1996?

A: Dual agency is not prohibited, but the broker who attempts to represent both parties may be subject to common law rules if the broker does not act as an intermediary. Brokers who do not wish to act as exclusive agents of one party should act as a statutory intermediary as provided by 15C and call themselves "intermediaries" rather than "dual agents."

Q: What are the agency disclosure requirements for real estate licensees after January 1, 1996?

A: To disclose their representation of a party upon the first contact with a party or a licensee representing another party.

Q: Is disclosure of agency required to be in writing?

A: After January 1, 1996, the disclosure may be oral or in writing.

Q: Will use of TREC 3 be required after January 1?

A: No, TREC is repealing the rule requiring use of TREC 3 (see October Commission Meeting Highlights, page 3, this issue).

Q: Will licensees be required to provide parties with written information relating to agency?

A: Yes. Section 15C will require licensees to provide the parties with a copy of a written statement, the content of which is specified in the statute. The form of the statement may be varied, so long as the text of the statement is in at least 10 point type.

Q: Are there exceptions when the statutory statement is not required?

A: Yes; the statement is required to be provided at the first face to face meeting between a party and the licensee at which substantive discussion occurs with respect to specific real property. The statement is **not** required for either of the following:

(1) a transaction which is a residential lease no longer than one year and no sale is being considered;

-or-

(2) a meeting with a party represented by another licensee.

Q: Are the disclosure and statutory information requirements applicable to commercial transactions, new home sales, farm and ranch sales or transactions other than residential sales?

A: Except as noted above, the requirements are applicable to all real estate transactions. Licensees dealing with landlords and tenants are permitted by the law to modify their versions of the statutory statement to use the terms "landlord" and "tenant" in place of the terms "seller" and "buyer."

Q: What are the penalties for licensees who fail to comply with Section 15C?

A: Failure to comply is a violation of TRELA, punishable by reprimand, by suspension or revocation of a license, or by an administrative penalty (fine).

Information About Brokerage Services

This form is available on the World Wide Web as:

<http://www.trec.state.tx.us/envoy/intermed.evy>

It is also available on the TRECFax as document # 99000006

TREC Disciplinary Actions

All suspensions and revocations become effective at 5 p.m. on the date specified.

Suspensions:

Elizondo, Roy Rolando (McAllen); License #290702. Violations: §15(a)(6)(W), §15(a)(6)(E). Disciplinary action: 60-day suspension of salesman license, effective May 1, 1995.

Chapman, Don Farian (Beaumont); License #3276. Violation: §23(1)(3). Disciplinary action: 30-day suspension of professional inspector license, effective May 14, 1995.

Guillory, Elridge Mark (Houston); License #166443. Violation: §15(a)(6)(E). Disciplinary action: 60-day suspension of broker license, effective May 14, 1995.

Riser, Henry L. (Houston); License #278511. Violation: §15(a)(6)(E). Disciplinary action: 60-day suspension of broker license, effective June 1, 1995.

Zimmerman, John Lenoard (Houston); License #3276. Violation: §23(c)(l). Disciplinary action: 30-day suspension of professional inspector license, effective June 5, 1995.

Khalid, Rasheed A. (Houston); License #414926. Violations: (2) of §15(a)(2). Disciplinary action: 2-year probated suspension of salesman license, effective June 5, 1995.

Hon, Ronda Kaye (Austin); License #393576. Violation: §4(a) of Article 6252-13c. Disciplinary action: 1-year probated suspension of salesman license, effective July 5, 1995.

Anderson, James Gordon (Round Rock); License #161369. Violations: (4) of §15(a)(6)(W), §15(a)(6)(D). Disciplinary action: Agreed 6-month suspension of broker license, effective July 31, 1995, remaining 4 months probated, effective September 30, 1995.

Downey, Anthony R. (Lubbock); License #329709. Violations: §15(a)(6)(L), §15(a)(6)(W). Disciplinary action: Agreed 90 day suspension of broker license, probated for 1 year effective August 1, 1995.

Davidson, David A. (Dallas); License #173202. Violation: §4(a) of Article 6252-13c. Disciplinary action: 2-year probated suspension of broker license, effective August 20, 1995.

Prado, Joe (Austin); License # 153921. Violations: §15(a)(6)(E), §15(a)(6)(W). Disciplinary action: Agreed 18-month fully probated suspension of broker license, effective September 5, 1995.

Shawell, Kerry Don (Houston); License #123583. Violation: §4(a) of Article 6252-13c. Disciplinary action: 1-year probated suspension of broker license, effective September 25, 1995.

Revocation of professional inspector license, effective June 5, 1995.

Rodriquez, Santos G. (McAllen); License #428393. Violation: §15(a)(6)(E). Disciplinary action: Revocation of salesman license, effective June 19, 1995.

Duncan, William M. (Austin); License #158803. Violation: §15(a)(4). Disciplinary action: Revocation of broker license, effective June 20, 1995.

Jones, Mark Cordell (Austin); License #265588. Violation: §15(a)(4). Disciplinary action: Revocation of salesman license, effective June 20, 1995.

Reece, Leonor M. (Houston); License #407728. Violation: §15(a)(3). Disciplinary action: Revocation of salesman license, effective July 6, 1995.

Gonzalez, Oscar G. (Ft. Stockton); License #318116. Violation: §15(a)(3). Disciplinary action: Revocation of broker license, effective July 31, 1995.

Sponseller, Robert Fred (Dallas); License #160489. Violations: (5) of §15(a)(6)(E). Disciplinary action: Revocation of broker license, effective August 15, 1995.

Villa, Isela M. (El Paso); License #399235. Violation: §15B(b). Disciplinary action: Revocation of salesman license, effective August 18, 1995.

Bullock, James Edward (Houston); License #387089. Violations: §15(a)(6)(V), 15B(b). Disciplinary action: Revocation of broker license, effective August 28, 1995.

Reprimands:

Werlein, Richard Parham (Austin); License #418735. Violation: §15(a)(2). Disciplinary action: Agreed reprimand of salesman license,

entered May 3, 1995.

Aberegg, Russell D. (McKinney); License #395795. Violation: §15(a)(4). Disciplinary action: Reprimand of salesman license, entered May 5, 1995.

Patterson, Richard A. (Houston); License #406227. Violation: §15(a)(6)(W). Disciplinary action: Reprimand of salesman license, entered May 24, 1995.

DelPapa, Omero Lawrence, III (Houston); License #204544. Violation: §15(a)(6)(W). Disciplinary action: Reprimand of broker license, entered June 9, 1995.

Ferrera, Duan Francisco (Houston); License #418153. Violation: §15(a)(6)(W). Disciplinary action: Reprimand of salesman license, entered June 9, 1995.

Suki, Lailah J. (Houston); License #190077. Violation: §15(a)(6)(W). Disciplinary action: Reprimand of broker license, entered June 9, 1995.

King, Thomas Batey (Midland); License #92876. Violation: §15(a)(6)(W). Disciplinary action: Reprimand of broker license, entered June 16, 1995.

Beal, Vicki Lynn (Austin); License #340598. Violation: §15(a)(6)(W). Disciplinary action: Agreed reprimand of broker license entered June 29, 1995.

Bennett, Charles Len (Houston); License #152661. Violation: §15(a)(6)(E). Disciplinary action: Agreed reprimand of broker license, entered August 15, 1995.

Hargrove, Barbara Nell (DeLeon); License #267949. Violation: §15(a)(4). Disciplinary action: Reprimand of broker license, entered July 17, 1995.

Weathers, Howard Marshall (Houston); License #239228. Violation 15B(b). Disciplinary action: Reprimand of broker license, entered September 22, 1995.



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Revocations:

Gooding, Walter Lee (Paris); License #174754. Violation: §15(a)(4). Disciplinary action: Revocation of broker license, effective May 8, 1995.

Bennett, Shirley (Austin); License #257861. Violation: §15(a)(4). Disciplinary action: Revocation of salesman license, effective May 8, 1995.

Heath, Albert Charles (Houston); License #481. Violation: §23(c)(l). Disciplinary action:

