



TREC Advisor

Texas Real Estate Commission ★ Volume 18, Number 1 ★ February 2007

80th Legislative Session began January 9, 2007.



Legislative Update

As the 80th Regular Session of the Texas Legislature is just getting started, relatively few real estate related bills have been filed in the House and Senate.

The TREC Housekeeping Bill has not yet been filed. While the Housekeeping Bill primarily provides technical changes to The Real Estate License Act, the bill also includes a provision that would require an applicant for a broker license to complete 2 semester hours (30 clock hours) of real estate brokerage as part of the total 18 semester hours (270 clock hours) of core real estate courses required for a broker's license.

House Bill 222 by Solomons would amend Chapter 207 of the Property Code to require property owner's associations subject to that chapter to annually file certain subdivision information with TREC. The information includes much of what is currently provided to potential buyers in the TREC contract addendum entitled Subdivision Information; Including Resale Certificate for Property Subject to Membership in a Property Owners' Association. HB 222 requires TREC to post the subdivision information on its website in a searchable format.

House Bill 271 by Gonzales would amend Section 5.008 of the Property Code to require a seller of a residential property to disclose to potential buyers previous use of the home for manufacture of methamphetamine. The bill would amend the Seller's Disclosure Notice to add "previous use of the premises for manufacture of methamphetamine" to the laundry list of conditions of the property known to the seller.

House Bill 295 by Farrar relates to the regulation of and claims against residential home builders. In part, HB 295 requires that prior to execution of a contract and before money is exchanged between a builder and seller and a buyer for construction of a new home, the builder and seller must provide to the buyer complete documentation relating to risks and hazards of the property and home, building standards, appliances and products installed in the home, care and component warranties, and mandatory alternative dispute resolution terms and associated costs.

House Bill 689 by Veasey would give TREC the authority to license and regulate "landmen" as defined in the bill. The bill authorizes TREC to adopt rules requiring the licensing of landmen in counties in or near an urban area if TREC determines that certain activity involving petroleum, natural gas, or mineral interests in real property and the concentration of drilling or mining in the area are great enough to warrant licensing to protect the public and minimize the negative impact on the urban area. If the commission determines that a landman license is necessary to protect the public in a specific urban area, it must by rule define the geographic area in which a person must be licensed to act as a landman; establish the eligibility and moral character requirements for a license; establish the form, fees, and procedures for applying for a license; and establish the renewal procedures, continuing education requirements, scope of practice, and standards of conduct and ethics for a landman license holder. The commission may determine at a later date that licensing is no longer required in a defined geographic area and may repeal or amend commission rules to remove the area from landman licensing requirements. The bill requires the commission to conduct a study no later than January 1, 2008, to determine whether licensing of landmen is required in certain geographic areas of the state including counties within the Barnett Shale field of the Fort Worth Basin. If the commission determines that licensing of landmen is required in a defined urban area in order to protect the public, the bill requires the commission to adopt rules necessary to implement landman licensing in the area no later than May 1, 2008.

Senate Bill 270 by Wentworth would prohibit the recording of an instrument that conveys real property under a contract of sale unless the instrument contains the sales price of the property. A purchaser for which an instrument is recorded without the purchase price in violation of the law would be liable to the state for a civil penalty of 5% of the purchase price. The bill authorizes the attorney general or a county or district attorney in which the property is located to bring suit against the purchaser for a penalty. A mineral interest in real property is not subject to the recording requirements of the bill.

For more information regarding the 80th Regular Session of the Texas Legislature, including the text of the bills described above, the Texas Legislature's website is www.capitol.state.tx.us.

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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.

SPECIAL PROVISIONS SECTION OF TREC'S PROMULGATED CONTRACT

Many lenders are requiring contracts to be re-written because of a few items that are being written into the **Special Provisions** section of the TREC contract that cause problems with the loan. The "Special Provisions" section of the Texas Contract Forms has undergone some refining over the years. In the past it was often used to add in the amount of money that the seller was contributing to the buyer for closing costs and prepaids, but that information now has a home of its own in paragraph 12.A.(1)(b).

11. SPECIAL PROVISIONS: (Insert only factual statements and business details applicable to the sale. TREC rules prohibit licensees from adding factual statements or business details for which a contract addendum, lease, or other form has been promulgated by TREC for mandatory use.)

However, many contracts that are being written currently have items in the Special Provisions section such as "Repair Allowances" or "Repairs to be made by Sellers." Paragraph 7.D. or the Amendment Form should be used to itemize the "Repairs to be made Sellers." Repair allowances should not be used to provide extra money from the seller to the buyer as most lenders look at "repair allowances" unfavorably because:

- It may imply that the property is not in great shape and may not be valued properly
- It may go outside of the guidelines for standard seller contributions
- Most importantly, the loan cannot close until all of the repairs have been completed unless the parties otherwise agree in writing. (See Section 7. F of the contract)

7. F. COMPLETION OF REPAIRS AND TREATMENTS: Unless otherwise agreed in writing, Seller shall complete all agreed repairs and treatments prior to the Closing Date. All required permits must be obtained, and repairs and treatments must be performed by persons who are licensed or otherwise authorized by law to provide such repairs or treatments. At Buyer's election, any transferable warranties received by Seller with respect to the repairs and treatments will be transferred to Buyer at Buyer's expense. If Seller fails to complete any agreed repairs and treatments prior to the Closing Date, Buyer may do so and receive reimbursement from Seller at closing. The Closing Date will be extended up to 15 days, if necessary, to complete repairs and treatments.

In most cases, the repairs must be completed prior to closing. Repairs to plumbing or electrical systems must be done by licensed individuals. Also, the lender will require an inspection to make sure that the repairs were actually completed. All of the items in the contract must be completed before the lender will fund the loan in order to prevent imperfections in the lien, which would mean that they can not sell the note on the secondary market.

Use the special provisions section wisely or else the lender might force you to get it revised.

For more information on this and many other topics, a number of TREC providers have courses approved for real estate MCE credit that are designed to give you a better understanding of the mortgage process.

Official publication of the
Texas Real Estate Commission
Volume 18, Number 1
February 2007

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

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

Renew On Time-Don't Let Your License Expire!!

Have you ever made the mistake of letting your license lapse? There can be serious ramifications if that happens. First and foremost, if you continue to practice real estate with an expired license, you could be criminally liable for your actions because unlicensed real estate brokerage activity is considered a Class A criminal misdemeanor. A Class A misdemeanor is punishable by a fine not to exceed \$4,000; confinement in jail for a term not to exceed one year; or both a fine and confinement, depending on the circumstances.

Notwithstanding the potential criminal violations and fines, a person who continues to practice real estate with an expired license is subject to administrative penalties and the potential for disapproval of a new license by the Real Estate Commission. Administrative penalties for unlicensed activity can run up to \$1,000 per violation per day.

If you are a broker and you fail to timely renew, your license expires and every salesperson you sponsor automatically reverts to inactive status. If you are the designated broker for a business entity, its license reverts to inactive status. Once that happens, every salesperson sponsored by the business entity also goes inactive. Practically speaking, this means that you will need to get a new license, the business entity will need to get a new designated broker and no one can practice real estate while their license is on inactive status.

If your license expires, you cannot continue to represent your clients or take new listings even if you believe it will only be on a temporary basis. If you are a salesperson and your license goes inactive because your sponsoring broker's license expires, you will need to find a new sponsor or wait until your sponsoring broker gets a new license. If you find a new sponsoring broker, you cannot simply take your listings with you to the new broker. Existing listings under the expired broker's name will need to be terminated, if possible, and new listing agreements must be entered into under your new broker's name.

What can you do to avoid these potential problems? Calendar your license expiration date or check the commission's website at www.trec.state.tx.us. You can find your expiration date and information about the continuing education courses you have taken which have been reported to TREC by entering your license number or name. Although the commission sends renewal notices out 90 days in advance of your expiration, it is important to note that your failure to receive the notice is not an excuse for not timely renewing your license.

For additional convenience, if you are a salesperson or broker not subject to annual education requirements, you can renew your license even if you have not taken all of your mandatory continuing education (MCE) by paying an additional fee and your renewal fee. If you pay an extra \$200, you can take your MCE within 60 days after the expiration date of your license.

Finally, what should you do to get a new license should your license expire? First, you should stop acting as a broker or salesperson. Next, you will need to file a late renewal and answer every question on the application truthfully, with a full explanation of the facts. If you, even unintentionally, have been acting as a salesperson or broker since the expiration of your license, and you fail to answer each question honestly, it could be cause to disapprove your license or to assess additional administrative penalties.





Unlicensed Assistants

A frequently asked question of Commission staff is "Do I need a license do this?" In addition to taking disciplinary action against licensees, The Real Estate License Act grants authority to the Commission to take action against persons who perform real estate brokerage acts or acts of a real estate inspector in Texas without a license, if they are doing so for valuable consideration. The Enforcement Division routinely investigates complaints of this type.

Sometimes the violators are not aware that what they are doing requires a license; other persons deliberately do so. Fines and penalties include injunctive action, administrative penalties assessed in the amount of \$1,000 per violation (under certain circumstances \$1,000 per day). Additionally, the act of 'unlicensed activity' is a crime and carries possible jail time. A recent case prosecuted by the Enforcement Division resulted in the unlicensed person, Christopher Matthews of Dallas, being assessed an administrative penalty in the amount of \$11,000.

Failure to pay the fines result in referral to the Attorney General's office for collection.

Many licensees utilize unlicensed persons in their day-to-day business. It is important to know what acts require licensure. A general rule of thumb is that if the act requires the use of judgment or skill on the part of the actor--that is judgment or skill concerning real estate transactions, then it probably requires licensure. The Commission's web site contains some helpful information with regard to acts that an unlicensed person can perform within a real estate brokerage. The following is an excerpt from that page:

Q: *May an unlicensed person, identified as such, make calls to determine whether a person is interested in buying or selling property, or has property they wish to sell, and if so, make an appointment for a licensed agent to talk to them?*

A: No. Often referred to as "telemarketing," any such activities conducted in Texas must be conducted by a licensee. In Tex. Atty. Gen. Op. H-1271 (1978), the attorney general concluded that a license was required. Also, Commission Rules 535.1(c) and 535.15(b) make it clear that all solicitation work must be conducted by licensees.

Q: *May an unlicensed person sit in on an open house?*

A: Yes, but care must be taken that the unlicensed person does not "show" the house to prospective purchasers. Commission Rule 535.1(c) makes clear that only licensed agents are allowed to show properties. On the other hand, Commission Rule 535.1(c) also specifically allows a broker to hire an unlicensed person to serve as a "hostess, attendant, or custodian" at homes offered for sale by the broker. The Rules do not define these terms, and such a hostess should be limited to welcoming the visitors. The hostess may register the guests and refer inquiries to a licensee. Clearly, the hostess must not point out features of the home or neighborhood to visitors; however, as is the case with secretaries and receptionists discussed below, the hostess may distribute a flyer or brochure that describes the property.

Q: *May unlicensed assistants set appointments to show a listing?*

A: Yes. Under the general rules stated above, it is permissible for an assistant to call a homeowner and schedule an appointment for the broker to bring a potential buyer to see the home. If the broker then becomes tied up on other matters, can the unlicensed assistant drive the purchaser to the listing and let them in the home? Again, yes, but extreme care must be taken that the assistant does not engage in "showing" the property. The assistant should identify himself as an unlicensed assistant and explain the assistant's limited role. Any questions that arise regarding the property or the purchase of the property must be referred to a licensee.

Q: *May the unlicensed assistant place "for sale" signs; open a property or accompany inspectors; place newspaper advertisements as directed by the broker?*

A: Yes, subject to the following guidelines. Commission Rule 535.13(c) provides that answering the telephone and acts of a secretarial nature do not require licensure. Clerical employees need not be licensed so long as they do not engage in solicitation and do not hold themselves out as licensed agents. Further, Commission Rule 535.13(c) also states that an unlicensed clerical or secretarial employee, identified to callers as such, may confirm information concerning the size, price and terms of property advertised. Taken together, this means that an unlicensed person may, after identifying himself or herself as an unlicensed

person, confirm information previously advertised to callers or persons dropping by. The unlicensed person should not give information about properties other than that inquired about, and should refer any requests for information regarding other properties to a licensed agent. For example, the assistant might confirm that a particular property called about has three bedrooms and one bath, as previously advertised; however, the assistant may not attempt to identify properties which instead have two baths and bring these to the attention of the caller. Such questions must be referred to a licensee. The assistant should not attempt to "qualify" the caller in any respect. Many other duties that are administrative in nature can be safely performed, such as inputting data into a computer or typing contracts, but, only as specifically directed by a licensee. Support personnel can order supplies, schedule maintenance, and all the other things that are involved in keeping the office open. Bookkeeping and office management functions may be performed by an unlicensed assistant, as discussed immediately below.

Q: *What functions may an unlicensed office manager perform?*

A: Commission Rule 535.1(d) provides that unlicensed persons may perform such administrative tasks as; (1) training or motivating personnel, and (2) those tasks dealing with office administration and personnel matters. And, Commission Rule 535.2(c) notes that who a broker designates to sign checks in the brokerage is not regulated by the Commission. Thus, an unlicensed person may serve as bookkeeper for the company and handle personnel matters. Such an office manager may also serve as a trainer. However, Commission Rule 535.1(g) further states that an unlicensed person may not direct or supervise agents in their work as licensees. Therefore, an unlicensed person may not direct or advise agents in their attempts to help others buy, sell, or lease property. They may not review contracts, or help make "deals" work. These tasks are properly conducted only by licensed persons.

Q: *May unlicensed persons assist in arranging financing?*

A: Yes, but again, great care must be taken. An unlicensed assistant may be directed by a broker or salesperson to assist a particular buyer in applying for and qualifying for a loan. The assistant may gather information, contact lenders, and set appointments. However, these acts should be at the direction of a licensee, and care should be taken that the assistant does not exercise discretion such as making the decision to apply for a different type of financing than called for in the sales contract. Mortgage brokers are licensed by the Texas Department of Savings and Mortgage Lending, and any questions regarding the requirements for licensure for persons dealing with financing issues should be directed to that agency.

Q: *May unlicensed persons serve as property managers for rental properties?*

A: Commission Rule 535.13(b) states that those who hold themselves out as "property managers" for others and for compensation must be licensed, provided the person also rent or leases the property for the property owner. However, many property management functions appear to fall within categories of activities that do not require licensure. These include bookkeeping functions and arranging for repairs. So long as an unlicensed person carefully limits his or her property management activities to those which do not require a license, neither criminal charges nor Commission disciplinary action would be warranted. Note that persons acting as on-site managers at apartment complexes are exempt from licensure under Section 1102.005(7) of the License Act.

Q: *What can a licensee do to avoid criminal or disciplinary actions?*

A: First, a broker should NOT let his or her license or any of the licensed associates' licenses lapse. The lapse of a license, often inadvertent, is a common basis for disciplinary action on the grounds of improper unlicensed activity. Second, analyze any new factual situation according to the rules above to determine the extent to which the unlicensed person is being allowed to act with discretion, and how close the unlicensed person is "directly" assisting others in buying, selling, or leasing property. If still troubled, contact your attorney. You may also write the Commission (or call in an emergency) for an informal opinion based on a particular fact situation. Managing brokers might gain some protection from disciplinary action by establishing written guidelines and training dictating to both their agents and unlicensed personnel what is allowed and not allowed of non-licensees.

As always, you should contact your attorney regarding matters raised by this article. You may also wish to ask your attorney for advice regarding potential civil liability for acts performed by unlicensed persons.

**Check out the
TREC web site
[www.trec.state.](http://www.trec.state.tx.us)**

**[tx.us](http://www.trec.state.tx.us)
for *ONLINE*
filing of
applications and
renewals, useful
consumer
information and
downloads, and
FAQs
concerning
Enforcement,
Inspectors, and
Education.**



Disciplinary Actions November 2006—December 2006

Bashaw, Deborah Lynn
(Garland); license #515088

Assessment of administrative penalty in the amount of \$1,000, entered October 6, 2006; Revocation of salesperson license, effective November 27, 2006; after expiration and before obtaining a late renewal of her real estate salesperson license, Ms. Bashaw continued to act as and/or represent that she was a real estate salesperson, in violation of §1101.351(a)(1) of the Texas Occupations Code; Ms. Bashaw procured a real estate salesperson license by fraud, misrepresentation and/or deceit by filing a late renewal application in which she falsely answered "No" to a question regarding unlicensed real estate brokerage activity, in violation of 1101.652(a)(2) of the Texas Occupations Code; and after a complaint was filed with the Commission against the real estate salesperson license of Ms. Bashaw, she failed to respond to the Commission's request for information and documents, in violation of §1101.652(a)(5)&(6) of the Texas Occupations Code

Neiss, Daniel Leonard
(Spring); license #519589

Agreed reprimand of salesperson licensed, entered November 1, 2006; Agreed administrative penalty of \$250, entered November 1, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

Heredia, Francisco
(Galveston); license #519629

Agreed reprimand of salesperson license, entered November 3, 2006; Agreed administrative penalty of \$250, entered November 3, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

Carey, Vernon D.
(Plano); license #450402

Revocation of salesperson license, effective November 3, 2006; failing within a reasonable time to make good a check issued to the Commission and pay the processing fee, in violation of §1101.652(a)(4) of the Texas Occupations Code; failing to pay a check processing fee within 15 days after the Commission has mailed a request for payment, in violation of 22 TAC §534.(2)(a) of the Rules of the Texas Real Estate Commission

Otis, Patrick Houston
(Humble); license #438800

Revocation of salesperson license, effective November 6, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

Heath, Beverly Richardson
(Bergheim); license #433751

Revocation of salesperson license, effective November 6, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

Milan, David Michael
(Royce City); license #193731

Agreed reprimand of broker license, entered November 13, 2006; Agreed administrative penalty of \$250, entered November 13, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

Ngo, Do Cong
(Stafford); license #396232

Agreed reprimand of broker license, entered November 13, 2006; Agreed administrative penalty of \$250, entered November 13, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

Goode, Diane Gilliam
(Bergheim); license #438969

Revocation of salesperson license, effective November 16, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

Robinson, Steven Don
(Austin); license #333939

Agreed reprimand of broker license, entered November 17, 2006; Agreed administrative penalty of \$250, entered November 17, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

King, Gayle Marie
(Mission); license #431328

Agreed 6 month suspension of broker license fully probated for 5 years, effective November 20, 2006; final

conviction after appeal of three counts, Promoting Organizing or Operating a Pyramid Promotional Scheme (two counts) and Theft of Property (one count), all State Jail Felonies, for offenses which occurred in Hidalgo County, Texas, in October and November 2001, pursuant to §53.021(a) of the Texas Occupations Code

**Ellis, Billie John
(Houston); license #209081**

Revocation of salesperson license, effective November 27, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

**Nusbaum, Dean William
(San Antonio); license #396663**

Agreed reprimand of salesperson license, entered November 28, 2006; Agreed administrative penalty of \$250, entered November 28, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

**Estes, Joey Keith
(Austin); license #396973**

Agreed reprimand of salesperson license, entered November 28, 2006; Agreed administrative penalty of \$250, entered November 28, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

**Shipman, Randall Ransom
(Dallas); license #326500**

Agreed reprimand of broker license, entered November 30, 2006; Agreed administrative penalty of \$250, entered November 30, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

**Blevins, Doyle J. Jr.
(Willis); license #499672**

Revocation of salesperson license, effective November 1, 2006; failing within a reasonable time to provide information to the Commission in response to Commission's request for same in connection with an application for renewal of real estate salesperson license, in violation of 22 TAC §535.91(c) of the Rules of the Texas Real Estate Commission

**Brown, Diedra Anne
(Arlington); license #N/A**

Agreed administrative penalty in the amount of \$1,000, entered December 1, 2006; after expiration of her real estate salesperson license, Ms. Brown continued to act as and/or represent that she was a real estate salesperson, in violation of §1101.351(a)(1) of the Texas Occupations Code

**Bell, Phillip Miles
(Boerne); license #468420**

Agreed reprimand of salesperson license, entered December 6, 2006; Agreed administrative penalty of \$1,000, entered December 6, 2006; acting negligently or incompetently by failing to notify the buyer about a defect in the property and relying on the seller's representation that he would do so, in violation of §1101.652(b)(1) of the Texas Occupations Code

**Obaseki, Kinsley Ebu
(Sugar Land); license #445923**

Agreed reprimand of broker license, entered December 28, 2006; agreed administrative penalty of \$250, entered December 28, 2006; commingling money that belonged to another person with the license holder's own money by briefly depositing a principal's earnest money into an operating account instead of a trust account, in violation of §1101.652(b)(10) of the Texas Occupations Code

**Estevez, Ricardo M.
(San Antonio); license #405143**

Revocation of broker license, effective October 2, 2006; licensee incarcerated after criminal probation revoked, license revoked by operation of law pursuant to §53.021(b) of the Texas Occupations Code

**Litke, Robert William
(Waxahachie); license #506863**

Agreed reprimand of salesperson license, entered December 5, 2006; Agreed administrative penalty of \$250, entered December 5, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

**Dutter, George Shordon, Jr.
(Dallas); license #413540**

Agreed reprimand of salesperson license, entered December 5, 2006; agreed administrative penalty of \$250, entered December 5, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

**Vaughan, William Houston, Jr.
(Dallas); license #370886**

Agreed reprimand of salesperson license, entered December 5, 2006; Agreed administrative penalty of \$250, entered December 5, 2006; failing to complete mandatory continuing education hours within the 60-day period provided by 22 TAC §535.92(f) of the Rules of the Texas Real Estate Commission

Martin, Finis Dwane
(Corsicana); license #160797

Agreed reprimand of broker licensed, entered December 11, 2006; Agreed administrative penalty of \$500, entered December 11, 2006; failing within a reasonable time to make good a check issued to the Commission and pay the processing fee, in violation of § 1101.652(a)(4) of the Texas Occupations Code; failing to pay a check processing fee within the 15 days after the Commission has mailed a request for payment, in violation of § 534.2 (a) of the Rules of the Texas Real Estate Commission

Udy, Brandi Lynn
(Houston); license #506177

Agreed reprimand of salesperson license, entered December 13, 2006; Agreed administrative penalty of \$250, entered December 13, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC § 535.92(f) of the Rules of the Texas Real Estate Commission

Pierce, Judy Lee
(San Antonio); license #349085

Agreed reprimand of broker license, entered December 18, 2006; agreed administrative penalty of \$250, entered December 18, 2006; failing to complete mandatory continuing education hours within the 60-day period provided by 22 TAC § 535.92(f) of the Rules of the Texas Real Estate Commission

McCordic, Peter
(Katy); license #429236

Revocation of salesperson license, effective December 20, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC § 535.92(f) of the Rules of the Texas Real Estate Commission

Moore, Tina Marie
(Houston); license #470488

Revocation of salesperson license, effective December 20, 2006; failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC § 535.92(f) of the Rules of the Texas Real Estate Commission

Calendar of Events

Commission Meetings:

February 26, 2007
(Austin)

April 23, 2007
(Austin)

Broker-Lawyer Committee Meetings:

None at this time
(Austin)

Inspector Committee Meetings:

None at this time
(Austin)

Web site:

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

Phone

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

Renewing ONLINE is quick and easy.
All you need is a computer with internet access, your renewal postcard and a credit or check card.

