



Staff Reports for March 2002

Texas Real Estate Commission

Monthly Staff Reports

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Enforcement Division Report

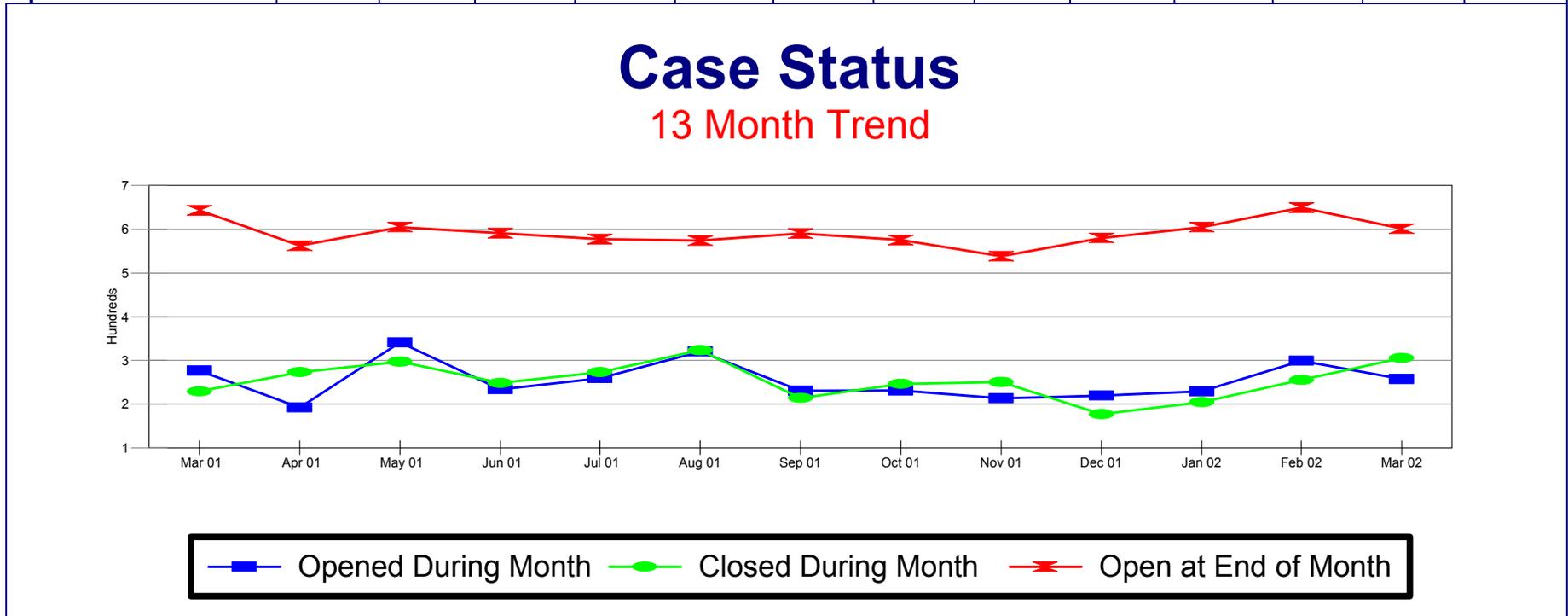
Case Status

March 2002

	March 2002	YTD
Open at Beginning of the Month	649	-----
Opened During the Month	257	1,678
Closed During the Month	-305	-1,651
Adjustment *	0	0
Open at End of Month	601	-----

* Cases not accounted for in previous monthly reports

	Mar 01	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02
Opened During Month	276	192	341	234	259	320	230	231	213	219	229	299	257
Closed During Month	229	273	297	248	273	323	214	246	250	177	204	255	305
Open at End of Month	643	562	605	591	577	574	590	575	538	580	605	649	601



Enforcement Division

Administrative Actions

March 2002

Name and Location	Order	Basis for Order
Hatton, Bervin Mack (Dallas); license# 395664	Agreed reprimand of salesperson license, entered March 4, 2002; Agreed administrative penalty of \$200, entered March 4, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
Vela, Lourdes (Eagle Pass); license# 451537	Agreed reprimand of salesperson license, entered March 4, 2002; Agreed administrative penalty of \$200, entered March 4, 2002	failing to pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
Summerville, Thomas Henderson (La Marque); license# 310878	Agreed reprimand of broker license, entered March 8, 2002; Agreed administrative penalty of \$200, entered March 8, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
Ye, Zhen (Houston); license# 455753	Agreed reprimand of salesperson license, entered March 13, 2002; Agreed administrative penalty of \$200, entered March 13, 2002	failing to pay the \$200 fee within the 60-day provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
Brewer, William W. (Austin); license# 308020	Reprimand of broker license, entered March 15, 2002	acting negligently in failing to obtain the seller's permission before disposing of personal items in a property where he was representing the seller, in violation of Section 15(a)(6)(W) of The Real Estate License Act
Schumacher, Randy Scott (San Antonio); license# 298264	Agreed reprimand of salesperson license, entered March 19, 2002; Agreed administrative penalty of \$200, entered March 19, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
Mayo, Kelly Thomas (Weatherford); license# 468854	Agreed reprimand of salesperson license, entered March 21, 2002; Agreed administrative penalty of \$250, entered March 21, 2002	licensee placed his interest above the interest of his principal by refusing to sign a release of earnest money form and insisting on payment of a commission although there was no written agreement obligating his principal to do so, in violation of 22 TAC 535.156(b) and cause for disciplinary action under Section 15B(b) of The Real Estate License Act
Craycroft, Richard Harris (Austin); license# 5069	Reprimand of professional inspector license, entered March 25, 2002	negligently inspecting a roof by failing to observe and note missing and loose screw fasteners and missing or improperly installed flashing and instead reporting the roof in good condition, in violation of Section 23(1)(3) of The Real Estate License Act
Reid, Steven Kelly (Plano); license# 4625	Agreed reprimand of professional inspector license, entered March 28, 2002	acting negligently or incompetently by failing to report as in need of repair conditions or symptoms that may indicate the possibility of water penetration, in violation of Section 23(1)(3) of The Real Estate License Act
Hallee, Marcella Ann (San Antonio); license# 442565	Revocation of salesperson license, effective March 7, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission
Turcotte, Karen L. (Boca Raton, Florida); license# 358159	Revocation of salesperson license, entered March 19, 2002	failing to complete mandatory continuing education hours and pay the \$200 fee within the 60-day period provided by 22 TAC Section 535.92(f) of the Rules of the Texas Real Estate Commission

Information Services Division

Electronic Information Outlet Statistics

March 2002

	Current Month	YTD
World Wide Web		
Total Pages Viewed	1,108,096	6,436,203

	Current Month	YTD
TRECFax		
Documents Requested	738	5,103

	Current Month	YTD
Total		
Documents Accessed	1,108,834	6,441,306

TREC-L List Server		
Current Subscribers	6,156	

	Total	Online	Online Percent
Online Transactions			
Salesperson Applications	1,018	431	42.34%
Salesperson Renewals	2,287	350	15.30%
Broker Renewals	1,749	255	14.58%

Licensing and Education Division

Fiscal Year Comparison

Fiscal Year 2001 - Year to Date

	This FY 09/01-03/02	Last FY 09/00-03/01	Count	Change Percent
Applications Received				
Broker Original Applications Received	1,110	706	404	57.22%
Sales Original Applications Received	<u>8,860</u>	<u>5,264</u>	<u>3,596</u>	<u>68.31%</u>
Total Original Applications	9,970	5,970	4,000	67.00%
Broker Late Renewal Applications Received	624	631	-7	-1.11%
Sales Late Renewal Applications Received	<u>2,017</u>	<u>1,926</u>	<u>91</u>	<u>4.72%</u>
Total Late Renewal Applications Received	2,641	2,557	84	3.29%
Licenses Issued from Applications				
Broker Licenses from Original Applications	844	658	186	28.27%
Sales Licenses from Original Applications	<u>8,502</u>	<u>4,386</u>	<u>4,116</u>	<u>93.84%</u>
Total Licenses from Original Applications	9,346	5,044	4,302	85.29%
Broker Licenses from Late Renewal Applications	634	611	23	3.76%
Sales Licenses from Late Renewal Applications	<u>3,093</u>	<u>1,916</u>	<u>1,177</u>	<u>61.43%</u>
Total Licenses from Late Renewal Applications	3,727	2,527	1,200	47.49%

Licensing and Education Division

Licensee and Registrant Status

March 2002

Real Estate Licensees													
	Mar 01	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02
Broker Licensees													
Individual (Active)	33,600	33,550	33,482	33,431	33,372	33,342	33,299	33,253	33,202	33,177	33,240	33,291	33,296
Corporation (Active)	3,598	3,578	3,583	3,584	3,590	3,598	3,607	3,607	3,611	3,615	3,625	3,643	3,633
LLC (Active)	321	320	332	347	354	359	367	379	389	396	402	412	422
Non-resident (Active)	500	500	497	492	491	491	486	484	478	477	475	476	478
Partnership (Active)	4	4	4	4	4	3	2	2	2	2	2	2	2
Total Active Status	38,023	37,952	37,898	37,858	37,811	37,793	37,761	37,725	37,682	37,667	37,744	37,824	37,831
Inactive Status	1,897	1,889	1,894	1,887	1,881	1,880	1,878	1,877	1,882	1,859	1,867	1,871	1,871
Total Brokers	39,920	39,841	39,792	39,745	39,692	39,673	39,639	39,602	39,564	39,526	39,611	39,695	39,702
Sales Licensees													
Active Status	47,538	47,975	48,586	48,817	49,393	49,767	49,898	50,210	50,381	50,368	50,088	50,632	51,034
Inactive Status	23,428	23,081	22,871	22,732	22,625	22,551	22,606	22,818	22,882	23,284	24,243	24,166	24,199
Total Sales	70,966	71,056	71,457	71,549	72,018	72,318	72,504	73,028	73,263	73,652	74,331	74,798	75,233
Total Active	85,561	85,927	86,484	86,675	87,204	87,560	87,659	87,935	88,063	88,035	87,832	88,456	88,865
Total Inactive	25,325	24,970	24,765	24,619	24,506	24,431	24,484	24,695	25,143	26,110	26,037	26,070	
Total Brokers & Sales	110,886	110,897	111,249	111,294	111,710	111,991	112,143	112,630	112,827	113,178	113,942	114,493	114,935
Inspectors													
	Mar 01	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02
Inspector Licensees													
Professional Inspectors	1,707	1,733	1,746	1,774	1,798	1,813	1,832	1,852	1,879	1,901	1,919	1,923	1,938
Real Estate Inspectors	180	176	172	166	171	176	170	174	177	180	175	175	175
Apprentice Inspectors	172	180	185	194	201	207	203	200	191	191	187	184	189
Total Inspectors	2,059	2,089	2,103	2,134	2,170	2,196	2,205	2,226	2,247	2,272	2,281	2,282	2,302
Easement & Right-of-way Registrants													
	Mar 01	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02
ERW Registrants													
Businesses	43	43	39	39	39	38	39	41	41	41	45	39	39
Individuals	938	933	920	912	914	914	914	920	922	896	892	858	861
Total Registrants	981	976	959	951	953	952	953	961	963	937	937	897	900
Total Licensees and Registrants													
	Mar 01	Apr 01	May 01	Jun 01	Jul 01	Aug 01	Sep 01	Oct 01	Nov 01	Dec 01	Jan 02	Feb 02	Mar 02
All Licensees & Registrants	113,926	113,962	114,311	114,379	114,833	115,139	115,301	115,817	116,037	116,387	117,160	117,672	118,137

Licensing and Education Division

Examination Activity

March 2002

Monthly Results

	<u>Salesperson</u>	<u>Broker</u>	<u>R. E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	989	103	2	31
Examinations Failed	1,753	126	12	50
Examinations Taken	2,742	229	14	81
Applicants Examined	1,569	141	10	65
1st Time Passed	584	66	2	25
Examination Pass Rate	36.07%	44.98%	14.29%	38.27%
Applicant Pass Rate	63.03%	73.05%	20.00%	47.69%
1st Time Pass Rate	37.22%	46.81%	20.00%	38.46%

Year-to-Date Results

	<u>Salesperson</u>	<u>Broker</u>	<u>R. E. Inspector</u>	<u>Prof. Inspector</u>
Examinations Passed	6,495	644	16	207
Examinations Failed	11,992	823	50	384
Examinations Taken	18,487	1,467	66	591
Applicants Examined	8,014	741	36	358
1st Time Passed	3,137	343	8	110
Examination Pass Rate	35.13%	43.90%	24.24%	35.03%
Applicant Pass Rate	81.05%	86.91%	44.44%	57.82%
1st Time Pass Rate	39.14%	46.29%	22.22%	30.73%

Staff Services Division

Agency Financial Statement

March 2002

THRU 7th MONTH OF FISCAL YEAR 2002

STRATEGIES	FY 2002 APPROPRIATION *	7/12 ANNUAL APPROPRIATION	7 MONTHS EXPENDITURES A/P AND ENC.	DOLLAR VARIANCE OVER(-) OR UNDER	PERCENT VARIANCE OVER(-) OR UNDER
Licensing	\$ 1,203,290.00	\$ 701,919.17	\$ 703,066.16	\$ -1,146.99	-0.16%
Enforcement	1,013,699.00	591,324.42	635,307.46	-43,983.04	-7.44%
Communication/Information	782,840.00	456,656.67	404,107.65	52,549.02	11.51%
Indirect Administration	1,334,162.00	778,261.17	922,897.89	-144,636.72	-18.58%
TOTAL	\$ <u>4,333,991.00</u> *	<u>2,528,161.43</u>	\$ <u>2,665,379.16</u>	\$ <u>-137,217.73</u>	-5.43% **

* Total appropriations have been increased by \$50,830 for benefit replacement pay, \$30,000 for longevity increases, and \$104,880 for the salary increase authorized by the Legislature.

**Variance reflects annual hardware maintenance and software support due at the beginning of a new fiscal year and the legislative provision which requires the encumbrance of all contractual obligations through the end of the fiscal year.

Staff Services Division

Real Estate Recovery Fund No. 971 Investments Current Securities

March 2002

Purchase Date	Par Value	Purchase Price	Beginning Market Value	Additions Changes	Ending Market Value	Accrued Interest	Description	Maturity Date
02/26/1996	300,000.00	313,312.50	306,187.50	-1,312.50	304,875.00	2,390.63	U.S. T-Notes, 6.375%	08/15/2002
10/21/1999	200,000.00	201,500.00	207,625.00	-1,500.00	206,125.00	1,562.50	U.S. T-Notes, 6.25%	02/15/2003
10/21/1999	100,000.00	98,937.50	104,468.75	-1,031.25	103,437.50	718.75	U.S. T-Notes, 5.75%	08/15/2003
10/31/1996	100,000.00	97,656.25	104,468.75	-1,031.25	103,437.50	718.75	U.S. T-Notes, 5.750%	08/15/2003
01/22/1997	300,000.00	291,375.00	316,218.75	-4,031.25	312,187.50	2,203.13	U.S. T-Notes, 5.875%	02/15/2004
09/28/2000	100,000.00	100,312.50	106,312.50	-1,750.00	104,562.50	750.00	U.S. T-Notes, 6.00%	08/05/2004
09/28/2000	300,000.00	307,406.25	325,312.50	-6,843.75	318,468.75	7,312.50	U.S. T-Notes, 6.50%	05/15/2005
09/28/2001	100,000.00	107,968.75	106,250.00	-2,375.00	103,875.00	2,156.25	U.S. T-Notes, 5.75%	11/15/2005
02/15/2001	300,000.00	309,000.00	317,718.75	-7,406.25	310,312.50	2,109.38	U.S. T-Notes, 5.625%	02/15/2006
03/07/2002	100,000.00	96,500.00	0.00	94,468.75	94,468.75	437.50	U.S. T-Notes, 3.50%	11/15/2006
03/07/2002	100,000.00	107,968.75	0.00	105,562.50	105,562.50	781.25	U.S. T-Notes, 6.25%	02/15/2007
Totals	\$ 2,000,000.00	\$ 2,031,937.50	\$ 1,894,562.50	\$ 172,750.00	\$ 2,067,312.50	\$ 21,140.64		

Receipts:	Current Month	Cumulative Totals
Licensees' Remittances to Recovery Fund	\$ 13,451.00	\$ 4,353,131.08
Interest Realized	0.00	5,261,262.93
Repayments to Recovery Fund (Principal and Interest)	4,364.65	865,738.69
Administrative Penalties	1,500.00	187,650.00
Total Received	\$ 19,315.65	\$ 10,667,782.70

Disbursements:	Current Month	Cumulative Totals
Investments Purchased (See Securities List)	\$ 204,468.75	\$ 2,031,937.50
Accrued Interest Purchased (See Securities List)	1,428.17	1,428.17
Payments from Recovery Fund	3,979.13	8,353,766.33
Rider Disbursements	0.00	9,063.26
Total Disbursed	209,876.05	10,396,195.26
Totals	\$ -190,560.40 (Current Month)	\$ 271,587.44

Reserved for Sale of Investments	100,000.00
Reserved for Payments Within Next 90 Days	-278,000.00
Balance	\$ 93,587.44

Investment Position: The Fund is capable of meeting all known obligations.
Investment Compliance: The Investment Policy of the Commission has been followed.



Alan R. Waters, Investment Officer



Karen Alexander, Alternate Investment Officer

Staff Services Division

Real Estate Recovery Fund No. 971

Payments and Repayments

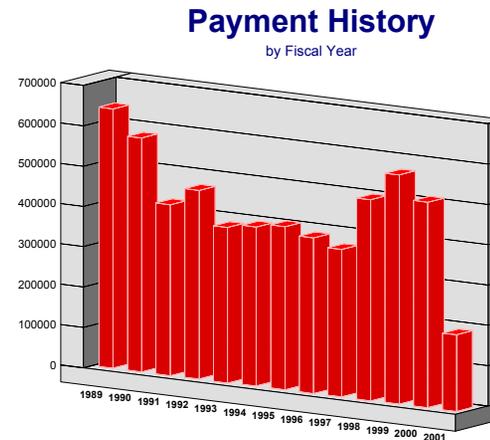
March 2002

Month-Year	Payment Total	Repayment Total	Admin. Penalties Total	Rider Disbursements	Payments FY 2002 To Date	Number of Payments
March 2001	2,225.98	3,080.93	1,300.00	9.00		
April 2001	0.00	32,032.90	1,500.00	40.72		
May 2001	0.00	1,529.00	2,250.00	22.00		
June 2001	0.00	2,203.65	2,500.00	0.00		
July 2001	76,072.99	1,704.18	400.00	0.00		
August 2001	28,307.88	2,404.18	2,050.00	32.34		
September 2001	37,408.92	1,704.18	850.00	0.00	37,408.92	1
October 2001	124,842.13	13,768.39	900.00	33.00	124,842.13	3
November 2001	53,829.44	2,204.18	2,000.00	0.00	53,829.44	2
December 2001	23,563.01	12,718.15	0.00	0.00	23,563.01	1
January 2002	11,380.39	3,976.40	-4,350.00	47.42	11,380.39	1
February 2002	50,000.00	2,230.15	900.00	10.00	50,000.00	1
March 2002	3,979.13	4,364.65	1,500.00	0.00	3,979.13	1
	411,609.87	83,920.94	11,800.00	194.48	305,003.02	10

Payment History		
Fiscal Year	# of Payments	Total Payments
thru 1988	221	\$2,236,975.54
1989	47	\$642,518.64
1990	42	\$579,467.82
1991	39	\$423,560.08
1992	35	\$467,668.69
1993	33	\$384,067.85
1994	31	\$394,466.36
1995	29	\$404,449.31
1996	26	\$385,724.99
1997	20	\$365,445.94
1998	27	\$497,406.17
1999	21	\$568,326.88
2000	18	\$509,279.95
2001	11	\$189,405.09

Projected Payments *

Next 3 Months \$ 278,000.00



* Projected Payments: Payments could be made in the time periods indicated. Several time/work variables can affect the actual payment dates.

Staff Services Division

Real Estate Inspection Recovery Fund No. 988

March 2002

	Monthly Activity			Payment History		
	Beginning Balance	Current Month	Cumulative Totals	Fiscal Year	Number of Payments	Total Payments
Beginning Balance	\$ 613,107.46		\$ 613,107.46	1991	2	\$ 4,309.26
Receipts:				1992	0	0.00
Licensees' Remittances to Recovery Fund		3,000.00		1993	2	15,000.00
Interest Realized		3,103.31		1994	5	31,473.40
Repayments		0.00		1995	4	25,668.83
Administrative Penalties		0.00		1996	2	7,500.00
Total Received in Current Month		<u>6,103.31</u>	\$ 6,103.31	1997	1	7,500.00
Disbursements:				1998	4	30,000.00
Payments from Recovery Fund	\$ 0.00			1999	1	7,500.00
Cash Transfer to General Revenue		0.00		2000	6	45,000.00
Rider Disbursements		0.00		2001	0	0.00
Total Disbursed in Current Month		<u>0.00</u>	\$ 0.00	2002	2	15,000.00
						\$ <u>188,951.49</u>
Fund Balance			\$ <u>619,210.77</u>			

Investment Position: The Fund is capable of meeting all known obligations.

Investment Compliance: The Investment Policy of the Commission has been followed.



Alan R. Waters, Investment Officer



Karen Alexander, Alternate Investment Officer