



Arizona Department of Real Estate Bulletin

Volume 2014 • Issue 2



**Judy Lowe
Commissioner**

COMMISSIONER'S CORNER

T E A M

The Mission of the Arizona Department of Real Estate (“ADRE”) is to serve and protect the public interest through efficient and timely licensure, balanced regulation and proactive education oversight of the real estate profession in the State of Arizona. Please feel free to share the following information with all consumers.

What information does the ADRE provide to consumers?

The Department provides oversight of:

- ◆ Arizona Real Estate Salesperson/Associate Broker/Designated Brokers/ Brokerages/ Timeshares/ Cemetery/ Campground Membership – Establishing and enforcing requirements for obtaining and retaining licensure in Arizona and publishing public information on licensed individuals and companies online at www.azre.gov, including licensees ADRE disciplinary actions, resulting from those violating real estate statutes;
- ◆ Real Estate Schools- Approving all Arizona real estate schools, instructors and real estate courses for licensees and publishing this information at www.azre.gov;
- ◆ Residential Developments/Subdivisions – Issuing Public Disclosure Reports for residential developments and publishing public information on Arizona developments at www.azre.gov.

The ADRE website www.azre.gov contains general real estate information for both Arizona constituents and the real estate industry, as well as a Message Center for “asking questions” of the Department.

What should a homebuyer or seller do if they have a dispute with a real estate agent in Arizona?

I like to always suggest that the consumer first contact the Designated Broker at the Brokerage who is responsible for the real estate activities of all licensees affiliated with their Brokerage. In the majority of cases the issue can be resolved without a complaint being filed. Many issues are outside of the jurisdiction of the ADRE, such as most contract issues, all commission disputes, as well as all civil action issues. If a resolution cannot be obtained, a consumer should obtain an ADRE Complaint Form at www.azre.gov, making sure to complete it with as much information as possible and attach all documentation pertaining to the complaint prior to mailing it to the Department. Every complaint is thoroughly reviewed and investigated. Many times an issue may require expert legal advice, which of course the Department cannot provide.

What are the requirements for obtaining an Arizona real estate license?

In order to practice Arizona real estate for someone other than oneself, including (but in no way limited to) auctioneering/bidding and property management, one must hold an active Arizona real estate license. There are two types of real estate licenses issued in Arizona, the Salesperson license and the Broker’s license. Salespersons and Associate Brokers must be affiliated with a Designated Broker who supervises their real estate activity.

Requirement for qualifying to apply for an Arizona real estate licensee include the following:

- ◆ Be at least 18 years of age when applying;
- ◆ Complete 90 hours of “in classroom” real estate salesperson or broker pre licensing education through an ADRE approved school, and pass the schools final examination, as well as the State and National licensing exam. Apply for a license within 1 year from the date of passing the State Exam;
- ◆ Provide certificates from the “Contract Writing” course for a Salespersons license, or the Broker Management Clinic courses for a Broker license;
- ◆ Provide all documents required on the application;
- ◆ Complete and have approved by ADRE a Disciplinary Actions Disclosure Form;
- ◆ Obtain an Arizona Fingerprint Clearance Card issued by the Arizona Dept. of Public Safety;
- ◆ For Broker license, provide proof of 3 years actual full time experiences as a salesperson or broker during the immediate 5 years preceding application as certified by prior Designated Brokers.

What are some issues that may indicate risk in the real estate market that consumers should be aware of, and a few tips to avoid negative outcomes?

- ◆ Real estate activity by Unlicensed Individuals/Entities - Always ask the question, “Do you have an Arizona Real Estate License? Then check www.azre.gov to confirm the license and if there are any disciplinary actions against the licensee before doing business. If no licensing information can be found, locate an Arizona Licensed Real Estate Licensee to do business with.
- ◆ Payment of upfront fee requirements – Especially around Foreclosure and/or Short Sale Issues. This requirement could lead to paying with no delivery of promised services.
- ◆ Property Management Trust Fund Embezzlement – As the property owner, prior to hiring a Property Manager, research the credentials of anyone offering Property Management Services, read and understand thoroughly all documents pertaining to the service arrangement prior to the signing of an agreement. Request regular property accounting records and review them thoroughly. Make sure to review the requirements of Arizona real estate licensees doing property management at www.azre.gov.

What is a “top tip” for consumers buying or selling a home?

Do a very thorough research of anyone you are considering doing business with.



**Governor Brewer
Appoints a New Member to the
Real Estate Advisory Board**



Dustin Jones

Appointed to the Board in February 2014. Member Jones was voted for and presented the 2013 “Most Admired Leaders” award from The Phoenix Business Journal for his government relations, corporate and real estate law practice, as well as his community service. He was inducted into the publication’s elite “Forty Under 40” club in 2006 and in 2005 was named one of the “Valley’s 24 Movers and Shakers” by the Arizona Republic newspaper.

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WHAT'S UP WITH SUBDIVISION PUBLIC REPORTS?

One of our primary responsibilities is to regulate the sale of subdivided land in accordance with the provisions of the subdivision laws, A.R.S. § 32-2181 through 32-2185.09. In compliance with our responsibility to review and issue public reports to sell lots, parcels, units, fraction interests in a subdivision or unsubdivided lands, let's remember:

The public report is a disclosure document containing information provided by the subdivider and gathered by the ADRE. The law requires it be given to buyers prior to purchase so that they may make an informed decision. Information disclosed in the report includes:

- ◆ Physical features and characteristics of the subdivided lands and surrounding area.
- ◆ Ownership and the condition of title to the subdivided land including liens and encumbrances.
- ◆ Land use and restrictions.
- ◆ Completion status of subdivision improvements, e.g. streets, utilities, water sewer recreational facilities, etc.
- ◆ Costs to be borne by buyers for completion of subdivision improvements or for extensions and hook-ups of utility services.
- ◆ The manner in which Seller plans to conduct sales.
- ◆ General information about the Seller which may include past violations of law.

REVIEW OF SUBDIVISION PUBLIC REPORT AND APPLICATIONS:

In the process of receiving and issuing public reports or related exemptions, there may be deficiencies reported to the third party filing companies and/or law offices. ADRE will copy the applicant as well as the third party of any and all matters concerning each filing. The applicant should provide email addresses to be used in the communication as it also saves time and costs from mailing it the "snail mail" method.

Filing companies/vendors must include current business information for the file. When submitting an amended public report, update business information that includes phone number, email address, and physical address. Verify that each public report has the most current business address on the first page (very important). ADRE has had public reports returned to the ADRE recently, please make sure it wasn't one of yours!

We appreciate everyone's efforts in assisting in keeping everyone in compliance!



PEARSON VUE EXAM REVISIONS



Attention Prelicensure Schools and Exam Candidates!

ADRE and its examination vendor, Pearson VUE, mutually decided to forgo the minor proposed revisions to the National Exam Content Outline for Real Estate Salespersons and Brokers that were to result in new National exam content and related questions as publicized in the previous *Real Estate Bulletin*, Volume 2014 Issue 1.

Commissioner Lowe and the Prelicensure Education Review Committee realize the importance of current and relevant examination content and the distinct differences between the National and State Specific content areas and examinations. After careful review of the proposed revisions, although minor, the Prelicensure Education Review Committee consisting of members from the industry as well as Commissioner Lowe determined that most of the proposed revisions to the National exam content include topics that are a significant part of the existing Arizona State Specific pre-licensure course and examination content.

Over the previous five years, Commissioner Lowe has aggressively been a catalyst to change in her continuing efforts to raise the bar in partnership with the real estate industry in the areas of pre-licensure and continuing education in Arizona. This continuing effort supports ADRE's primary purpose to protect the public interest through licensure and regulation of the real estate profession in Arizona. There are many who believe that Arizona's pre-license education ranks among the best in the nation.

AVERAGE PASSING PERCENTAGES FOR "FIRST TIME EXAM TAKERS"

Average Passing Percentages for "First Time Exam Takers"			
EXAM TYPE	Jan-2014	Feb-2014	Mar-2014
REAL ESTATE BROKER	65%	72%	77%
REAL ESTATE SALESPERSON	65%	66%	66%
CEMETERY BROKER	50%	N/A	N/A
CEMETERY SALESPERSON	80%	83%	100%
MEMBERSHIP CAMPING BROKER	N/A	N/A	N/A
MEMBERSHIP CAMPING SALESPERSON	100%	N/A	N/A
Total Number of Licensees (Individual and Entity) as of April 21, 2014			
79,738			
Active Continuing Education (CE) Courses as of April 21, 2014			
Live CE (Approximately)	2255		
Distance Learning CE (Approximately)	271		
ADRE Licensee Online CE Course Submissions January 10, 2014 through April 20, 2014			
Total courses entered	55144		
Distance Learning	27854		
Percentages Distance Learning	51		

ARE LICENSEES C O N T E N T WITH THE CONTENT?

Meeting the current and relevant education requirements of the industry is a constant endeavor for industry educators and ADRE as joint effort in raising the bar to improve the quality of education for the real estate professional. Although ADRE reviews all pre-licensure and continuing education courses to determine if they meet prerequisite qualifications, its reviewers are not subject matter experts in all the vast areas that relate to the real estate industry. ADRE relies on the schools and industry professionals to ascertain that the content being delivered is accurate, and up to date.

SCHOOL/COURSE/INSTRUCTOR CERTIFICATIONS

Courses that meet the qualifications receive a four (4) year certification of approval and are not reviewed until the renewal, unless monitored by one of the many ADRE approved volunteer monitors from the industry or audited by an Education Auditor or ADRE representative, or as a follow up to a complaint. The ADRE Education Auditors actually complete all distance learning continuing education courses as part of the review process. During each four (4) year course certification, schools and instructors must monitor courses and course materials to ensure the curriculum and information is current.

Schools and instructors must also meet certain qualifications before offering or teaching any courses that lead to licensure or renewal. The school and instructor qualifications are based on specific requirements and those applications are thoroughly reviewed by ADRE to determine if the certification of approval should be issued. Schools and instructors that meet the qualifications receive a four (4) year certification of approval.

SOME REASONS TO WITHDRAW OR DENY EDUCATOR CERTIFICATIONS

Any certifications could be withdrawn or denied if an educator is found in violation of:

- ◆ Teaching information or using course materials that have not been approved by the commissioner
- ◆ Teaching course content that is not current or that has substantially changed from the course as approved
- ◆ Teaching a course containing inaccurate information.

LICENSEES CAN ALSO JOIN IN RAISING THE BAR!



Are schools the licensees are attending offering the most current education and monitoring its courses and instructors for updates and performance? The licensee can help by:

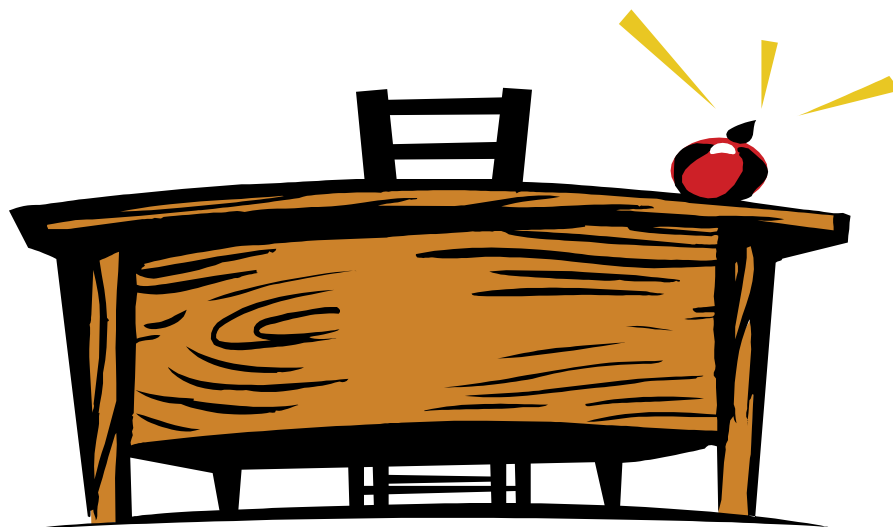
- ◆ Selecting an approved school that meets their educational expectations
- ◆ Planning educational courses carefully to be sure to receive critical, valuable, reliable and relevant information
- ◆ Expanding their knowledge by taking more than the required education, as well as courses that cover timely updates throughout each two-year license period
- ◆ Taking new and different courses whenever possible not just the same courses every two years
- ◆ Taking the new Broker Management Clinic to apply toward continuing education credits
- ◆ Communicating with their designated broker or branch manager to ensure they are acting within current practices and under guidelines and conditions of employment
- ◆ Sharing information and experiences with other licensees to encourage learning
- ◆ Finding resources to help in the access of current information

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- ◆ Reporting any **instructional concerns** if there is a dissatisfaction with a school, course or instructor to the school administrator and the ADRE through the formal complaint process. Formal complaints are typically for, but not limited to:
 - ◇ Allowing credit for a course that was not taken
 - ◇ Allowing full course credit for partial attendance
 - ◇ Teaching outdated content
 - ◇ Promoting products or services during course presentation
- ◆ Reporting any **course content concerns** if one is not satisfied with a school, course or instructor to the school administrator and the ADRE through the formal complaint process. Formal complaints are typically for, but not limited to:
 - ◇ Lack of relevant course content
 - ◇ Unable to reach instructor or technical support for a distance learning course
 - ◇ Course content that is applicable to another state or not legal in Arizona, especially in distance learning courses
- ◆ Another avenue to write and/or read course/instructor reviews is RETEACH.US. This website is an online resource for real estate education from the Arizona Association of Realtors® at <http://reteach.us/>. The review includes a five star rating scale on overall experience ranging from very poor to excellent.

EDUCATIONAL EXPECTATIONS

The ADRE relies on the educational industry professionals and real estate licensees to help in this joint endeavor to meet or exceed the current and relevant education requirements of the real estate profession, as part of its charge to protect the public interest through licensure and regulation of the real estate profession in Arizona.



THE 2014 LEGISLATIVE SESSION WRAPS UP IN 101 DAYS



The 51st Legislature, 2nd Regular Session adjourned sine die (Latin meaning "without assigning a day for a further meeting or hearing") at 1:46 AM on Thursday April 24th. Over 1,200 new pieces of legislation were introduced during the course of the 101 day session that began on January 13, 2014. Governor Janice K. Brewer has signed 241 pieces of legislation thus far that passed through the House and Senate.

The State's FY2015 budget was signed on April 11th which included an appropriation for the Department of Real Estate ("ADRE") of \$2.98 Million for the coming fiscal year, beginning July 1, 2014. This level of funding has remained stagnant over the past five fiscal years. The ADRE will remain hopeful in its preparation for the FY2016 budget cycle that our funding requests for critical staffing will become available to address the services this important industry demands. This budget cycle proved again that agencies which are funded by revenues contributed by their industry ("Self-funded") are more accurately appropriated by the Legislature. As the only operating "95/110" agency in the state, your ADRE will continue its request for a funding model that can serve the industry the way the current structure cannot.

Although the Department of Real Estate was not granted authority to move legislation forward to address ongoing issues, the ADRE remained proactive throughout session contributing input to Legislators and the Capitol community on bills that could impact agency operations and the industry as a whole. ADRE would like to thank the associations and public stakeholders that provided valuable input on legislation during this important time of year. Your opinions are valued and appreciated.

A Legislative Overview for 2014 is available on the ADRE website at azre.gov. Please visit the State Legislature's website at azleg.gov to search all bills that went through the legislative process. The general effective date for all legislation enacted during the 2014 Legislative Session is July 24, 2014 unless otherwise stated.

Thank you for your support of ADRE and for all that you do to contribute to the economic health of the state of Arizona. Please contact the Department through the Message Center should you have any questions.

ATTORNEY GENERAL OBTAINS INDICTMENT



Press Release

For Immediate Release

Contact: Stephanie Grisham (602) 542-8019

On March 28, 2014, Attorney General Horne announced the following:

Attorney General Tom Horne Obtains Indictment Against Maricopa Real Estate Owner

Phoenix, AZ (Friday, March 28, 2014) – After an audit by the Arizona Department of Real Estate (ADRE) of Maricopa Properties, LLC revealed a shortage in the company's statutorily mandated trust account, Attorney General Tom Horne obtained an indictment against owner Dawn Anderson. Maricopa Properties is a property management company based in the City of Maricopa, Arizona. Anderson has been charged with theft, forgery, and fraud schemes and practices.

As a real estate broker engaged in the business of property management, Anderson is licensed and regulated by the ADRE. She is required by law to maintain and be responsible for a trust account containing funds belonging to the owners of the rental properties managed by her. The property owners are the legal beneficiaries of this trust account. In the most recent Broker Audit Declaration filed by Anderson with the ADRE, she indicated that the trust account was in balance, meaning that all owner money that should be in the account was in fact in the account. However the audit determined that more than \$270,000 of owner funds entrusted to her was missing as of January 31, 2013.

All charges are allegations and the Defendants are presumed innocent until proven guilty.

The Cease and Desist related to Maricopa Properties that was issued by ADRE may be viewed by clicking [here](#)

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ADRE INFORMATIONAL ALERT

Arizona Department of Real Estate (ADRE) –Informational Alert 2014

On March 18, 2014, the Department of Real Estate issues a Cease and Desist order directing Dale M. Gorny and Arizona Prime Estates, LLC to immediately cease and desist from engaging in any rental and/or leasing activity, as defined by A.R.S. §32-2101 et seq., and Property Management activity as defined by A.R.S. §32-2171 et seq., in any capacity whatsoever, directly or indirectly within the State of Arizona, without first complying with all applicable laws and rules. The order can be viewed through the Department's website [click here](#).

The Department cannot provide legal advice regarding questions or issues regarding contracts or other dealings with Dale M. Gorny and Arizona Prime Estates, LLC. Any questions or issues regarding contracts or other dealings with Dale M. Gorny and Arizona Prime Estates, LLC should be directed to Dale M. Gorny and Arizona Prime Estates, LLC or to your personal legal representative. If you do not have an attorney you wish to contact the Arizona Bar Association's AZ Law Help at www.azlawhelp.org.

ADVERTISING ANOTHER LICENSEE'S LISTING

The Department often receives complaints from licensees reporting another licensee has advertised their listing without first obtaining written permission.

What is required by the Commissioner's Rules for a licensee to advertise another licensee's listing?

Commissioner's Rule R4-28-502.F states, "A licensee who advertises property that is the subject of another person's real estate employment agreement shall display the name of the listing broker in a clear and prominent manner."

The Commissioner's Rule does not require a licensee to obtain the written permission of the listing broker prior to advertising the listing. The advertisement must clearly and prominently display the name of the listing broker, i.e., the listing real estate entity. Displaying the name of the listing agent only is not sufficient to meet the rule requirement.



HONOR AUDIT ROLL

(BROKER IN SUBSTANTIVE COMPLIANCE) JANUARY 2014—MARCH 2014

What is the Honor Roll All About?

The Honor Roll is a recognition of Brokers who experienced an audit, either electronic or on-site during the quarter leading up to the bulletin and were found in substantial compliance. This first ran in ADRE's May 2013 Bulletin and then again in the August 2013 Bulletin. This is not the first time Electronic Audits have been conducted. They were first used in May 2010. When a company is listed on the Honor Roll, it means they have been found in substantial compliance during an audit. ADRE encourages all licensees to make sure they are up-to-date on their education and regularly visit the ADRE website for information.

Amica, Velton , BR045581000 <i>Sun Lakes Realty, Inc.</i>
Ayers, Kimberly L. , BR547696000 <i>Desert Masters Realty</i>
Barry, Joye M. , BR007514000 <i>Purple Sage Realty</i>
Bennett, Don Craig , BR024633000 <i>Essential Properties, Inc.</i>
Beydler, Jon M. , BR543141000 <i>Valley of the Sun Real Estate</i>
Boxrud, Kurt J. , BR005316000 <i>Apartment Hunters</i>
Brunk, Jerry A. , BR044283000 <i>Land On It AZ Realty</i>
Burns, J. Scott , BR007357000 <i>J.S. Burns Real Estate</i>
Butler, Rosalie E. , BR004206000 <i>Bisbee Realty, Inc.</i>
Carpenter, Hortense M. (Betty) , BR012107000 <i>The Property Management Group, Inc.</i>
Carver, Leann W. , BR104385000 <i>Bella Terra Realty, Inc.</i>
Ceballos, Julie A. , BR576164000 <i>707 Property Management, LLC</i>
Chavez, Alex Mastrangelo , BR524573000 <i>Habitation Realty</i>
Clancy, Joan Kane , BR014147000 <i>Clancy Real Estate, LLC</i>
Clark, Charles S. , BR506346000 <i>Clark Realty Homes and Land</i>
Cline, Jennifer , BR557899000 <i>Verrado Realty, LLC</i>
Collins, Jodi L. , BR547098000 <i>ERN, LLC</i>
Conner, Julie Rae , BR106071000 <i>Real Estate Investment Opportunities, LLC</i>
Coomber, Malcolm J. , BR104252000 <i>The Advantage Real Estate & Investment Company</i>

Cooper, Dale , BR531047000 <i>ERI (Exceptional Realty, Inc.)</i>
Copeland, Richard J. , BR004498000 <i>Legacy Partners Residential, Inc.</i>
De Busk, Donald , BR042777000 <i>NRES-National Advantage Realty</i>
De Guzman, Gerardo , BR560468000 <i>Serendra Group Realty, LLC</i>
Dermer, Alan E. , BR511213000 <i>A. E. Dermer Realty</i>
Dill, Michael J. , BR012684000 <i>Michael J. Dill</i>
Dougherty, J. Michael , BR527727000 <i>Homesmart Fine Homes and Land</i>
Dudden, Roland D. , BR100422000 <i>Sunset Ridge Real Estate</i>
Eastwood, Cynthia M. , BR566333000 <i>Main Street Property Associates, LLC</i>
Edelbrock, M. Gary , BR557060000 <i>KDB Referral Realty</i>
Ellsworth, Sharon L. , BR006589000 <i>Re/Max Catalina Foothills Realty</i>
Erceg, Diann D. , BR544221000 <i>Garden Brook Realty</i>
Essary, Sondra R. , BR011770000 <i>Sun Pine Realty</i>
Fiedler, Ronald D. , BR524596000 <i>Central Highlands Real Estate</i>
Foley, William E. , BR557020000 <i>Prescott Real Estate Advisors</i>
Fuchs, Evan D. , BR115425000 <i>Bullhead Laughlin Realty</i>
Galeano, Marc , BR009120000 <i>Tritle Realty</i>
Garcia, Arthur (Art) , BR012593000 <i>1st Capitol Realty & Management Company, LLC</i>
Garcia, Frank J. , BR582778000 <i>JR Leigh Realty LLC</i>

HONOR AUDIT ROLL

(BROKER IN SUBSTANTIVE COMPLIANCE) JANUARY 2014—MARCH 2014

Gentry-Smith, Jennifer , BR517137000 <i>Granite Ridge Properties, LLC</i>
Gerstmann, Ryan H. , BR564838000 <i>Buy Prescott Real Estate</i>
Grafman, Preston , BR008748000 <i>Re/Max Mountain Properties</i>
Green, Sonja D. , BR004392000 <i>All Arizona Realty</i>
Gunderson, J. Colleen , BR518894000 <i>Coldwell Banker Rox Realty</i>
Hamill, David E. , BR523701000 <i>Far West Realty</i>
Harris, Hilton R. , BR042214000 <i>Hilton Harris Real Estate</i>
Hartman, James A. , BR035113000 <i>Jim Hartman Realty</i>
Hays, Jon S. , BR513163000 <i>Nationwide Realty</i>
Hoey, Richard P. , BR541166000 <i>Golive Realty</i>
Hollingsworth, David E. , BR004585000 <i>Hollingsworth Properties, Inc.</i>
Houser, Julia A. , BR524334000 <i>Casa Bella Realty and Property Management</i>
Humphrey, Erik R. , BR568234000 <i>Saving Grace Investments</i>
Jolly, Ronald W. , BR103751000 <i>Pacific Arizona Realty, Inc.</i>
Judd, Chet L. , BR624011000 <i>Real Property Management Rincon, Inc.</i>
Krasnick, Illa J. , BR526456000 <i>Krasnick Realty & Property Management, LLC</i>
Lowy, Susan M. , BR112897000 <i>Rainbow Realty</i>
Lyman, Richard A. , BR039568000 <i>Cornerstone Communities, LLC</i>
Marrese, Joann M. , BR116051000 <i>Unique Homes Realty</i>
McDonnell, Laurie A. , BR559653000 <i>United Broker's Group</i>
Morgan-Connolly, Michelle E. , BR570682000 <i>Help U Sell Real Estate Specialists</i>

Moro, Frank , BR007569000 <i>First West Properties Corporation</i>
Nguyen, Hillary H. , BR541530000 <i>Desert Point Realty</i>
Noel, Cheri , BR553630000 <i>Saddle Up Realty & Property Management</i>
Obert, Darrell L. , BR004930000 <i>1st Heritage Realty</i>
Pankey, Christine E. , BR536327000 <i>Meridian Real Estate Group</i>
Payne, John L. , BR527355000 <i>Temple View Properties</i>
Penev, Ognyan (Oggie) , BR567324000 <i>Realty Partners</i>
Peterson, Keith A. , BR045435000 <i>Peterson Agency Real Estate</i>
Purcell-Johannsen, Patricia (Trish) , BR039195000 <i>Refer Thru Us</i>
Rice, John L. , BR544838000 <i>The John Samuels Agency</i>
Sciascia, Frank W. , BR106840000 <i>FS Benchmark Real Estate</i>
Searles, Gloria J. , BR031185000 <i>Exceed Realty, Inc.</i>
Shore, Michael R. , BR520444000 <i>HOM, Inc.</i>
Souris, Michael , BR037048000 <i>Mike Souris Real Estate</i>
Warren, William W. , BR014053000 <i>Smart Advantage Realty</i>
Weatherwax, Jamie , BR565306000 <i>JRW Realty LLC</i>
Wells, Cynthia Ann (Cindie) , BR109573000 <i>Service First Realty, LLC</i>



DISCIPLINARY ACTIONS (1-1-2014 to 3-31-2014)

ABBREVIATIONS USED IN DISCIPLINARY ACTIONS

CP = Civil Penalty	CE = Continuing Ed	PL = Provisional License
J&S = Joint & Severally	PM = Practice Monitor	BA = Broker Acknowledgement

Name	Brokerage at time of violation	Location	Summary	Order
William F Aaron <i>BR006491000</i>	SCI Arizona Funeral Services	Surprise	Failed to properly supervise, resulting in unlicensed activity by employee.	\$500.00 CP
Tyler Alexander <i>SA651734000</i>	Unlicensed Applicant	Phoenix	Disclosed a December 2009 felony conviction, Conspiracy to commit an Offense Against the United States. License Application denied.	License application granted, 2 yr PL/PM
Nola Jean Anderson <i>BR004855000</i>	NJ Anderson and Associates	Fountain Hills	Audit violations; failure to supervise, failure to remit monies	\$2,000.00 CP, 2 yr PL, 6 hr CE in Commissioner Standards; Terminated Client Final Accounting; Quarterly Review of records
Arizona Prime Estates LLC <i>LC634991000</i>		Apache Junction	Audit violations; shortage in property management trust account	Cease and Desist Property Management activities
Jarrod Batchelder <i>SA634324000</i>	Century 21—Arizona Foothills	Scottsdale	Failed to timely disclose an April 2013 misdemeanor conviction. License Renewal denied.	\$750.00 CP, license renewal granted
Adam C Black <i>BR539911000</i>	Self Employed	Gilbert	Multiple issues involving Property Management activities, failed to comply with Department requests (subpoena) for documentation and information.	Cease and Desist affirmed; Revocation of License, \$5,000.00 CP
Warner Caldwell Bowers <i>SA514040000</i>	HomeSmart	Scottsdale	Failed to timely disclose a January 2013 misdemeanor conviction. License renewal denied.	\$250.00 CP, license renewal granted
Jess C Burress <i>BR009917000</i>	Self Employed Broker	Cottonwood	Failed to properly hold client security funds and remit rental payments.	Revocation of License (Default)
Peggy Ann Burress <i>BR005172000</i>	Self Employed Broker	Cottonwood	Failed to properly hold client security funds and remit rental payments	Revocation of License (Default)
Nathan L Cannon <i>SA513784000</i>	West USA Realty Revelation	Chandler	Failed to timely disclose an August 2013 misdemeanor conviction	\$400.00 CP
Cameron Davidson <i>BR650729000</i>	Broker Candidate	Tucson	Failed to timely disclose a December 2008 misdemeanor conviction. Broker license denied.	\$1,500.00 CP, broker license application granted.
Joseph N De Dario <i>SA016785000</i>	UBI Business Brokers	Phoenix	Failed to timely disclose an August 2013 misdemeanor conviction.	\$400.00 CP

DISCIPLINARY ACTIONS (1-1-2014 to 3-31-2014)

Name	Brokerage at time of violation	Location	Summary	Order
Shannon C Exley <i>BR564755000</i>	AJ Legends Realty	Apache Junction	Audit violations; failure to supervise	\$5,000.00 CP, 2 yr PL, 9 hr CE in Commissioner Standards (trust account administration); 60K Surety Bond, Make Trust Accounts Whole, Monthly Trust Account Reconciliations, Quarterly Review of Records
Shana Flores <i>SA546843000</i>	Mesa Del Sol Realty LTD	Yuma	Failed to timely disclose a January 2010 misdemeanor conviction. License renewal denied.	\$750.00 CP, license renewal granted
Dale M Gorny <i>BR030036000</i>	Arizona Prime Estates LLC	Apache Junction	Audit violations; shortage in property management trust account.	Cease and Desist Property Management activities
Lawrence J Green <i>BR577924000</i>	Mountain Pines Realty	Show Low	Audit violations; failure to supervise.	\$3,000.00 CP, 2 yr PL, 9 hr CE in Commissioner Standards (trust account administration); 30K Surety Bond, Make Trust Accounts Whole, Monthly Trust Account Reconciliations, Quarterly Review of records
Jesus Hernandez <i>SA642066000</i>	HomeSmart	Phoenix	Failed to timely disclose a September 2013 misdemeanor conviction. License renewal denied	\$400.00 CP, license renewal granted
Sandra Hershey <i>BR006536000</i>	Red Brick Realty LLC	Mesa	Failed to properly supervise, resulting in unlicensed activity by employee	\$1,000.00 CP
Scott Holland <i>SA559667000</i>	Keystone Commercial Properties	Paradise Valley	Failed to timely disclose a December 2013 adverse action by the Arizona Department of Financial Institutions. License renewal denied.	\$750.00 CP, license renewal granted
Kyle Huebsch <i>SA583864000</i>	Realty One Group	Phoenix	Failed to timely disclose a May 2012 misdemeanor conviction. License renewal denied.	\$750.00 CP, license renewal granted
Yaedi Ignatow <i>SA546506000</i>	Expired	Tucson	Conducted real estate activity while license was expired	Cease and Desist
JB Jochum & Associates <i>LC521846000</i>		Sedona	Audit violations; failure to supervise	June 6, 2013 C&D upheld, revocation of license, \$8,000.00 CP J&S
June B Jochum <i>BR046975000</i>	JB Jochum & Associates	Sedona	Audit violations; failure to supervise	June 6, 2013 C&D upheld, revocations of license, \$8,00.00 CP J&S

DISCIPLINARY ACTIONS (1-1-2014 to 3-31-2014)

Name	Brokerage at time of violation	Location	Summary	Order
Fred H Johnson <i>SA504652000</i>	Brasher Real Estate Inc	Tubac	Failed to timely disclose a December 2012 misdemeanor conviction	\$750.00 CP
Scott A Keeling <i>SA644174000</i>	Re/Max Fine Properties	Scottsdale	Conducted property management activities outside of brokerage. Failed to respond to requests for statements and documentation	Revocation of License (Default)
Brian R Keith <i>SA647750000</i>	SCI Arizona Funeral Services	Surprise	Conducted real estate activity for 3+ months while license was inactive	\$1,000.00 CP
Terri Leahy Kline <i>BR008058000</i>	London Bridge Realty	Lake Havasu City	Audit violations; failure to supervise.	\$2,000.00 CP, 2 yr PL, 6 hr CE in Commissioner Standards (trust account administration); 30K Surety Bond, Make Trust Accounts Whole, Monthly Trust Account Reconciliations, Quarterly Review of records.
Flo Lehnus <i>BR005473000</i>	HomeSmart	Tucson	Failed to timely disclose a March 2012 disciplinary action by the Arizona Board of Appraisal. License renewal denied	\$750.00 CP, license renewal granted
Armando Martinez <i>SA641902000</i>	Tri State Realty Inc	Bullhead City	Failed to timely disclose a January 2013 misdemeanor conviction. License renewal denied.	\$750.00 CP, license renewal granted
Terry R Mayo <i>BR509414000</i>	Builder Connection Marketing Services LLC	Scottsdale	Failed to exercise reasonable supervision over activities of licensed entity.	\$3,000.00 CP, 2 yr PL/PM, 6 hr CE in Commissioner Standards
Joanne Mills <i>SA566467000</i>	Long Realty The Fox Group	Scottsdale	Conducted real estate activity under a broker name not licensed to.	\$1,000.00 CP, 2 yr PL/PM, 6 hr CE in Commissioner Standards
James Mills <i>SA639757000</i>	Orange Sky Realty	Scottsdale	Allowed another licensee with a different brokerage to show a property and use a lockbox key inappropriately	\$1,000.00 CP, 2 yr PL/BA, 6 hr CE in Commissioner Standards
Luis E Perez <i>BR036463000</i>	Inactive	Tucson	Failed to timely disclose a December 2010 felony conviction for Conspiracy to Possess with Intent to Distribute Over 50 Kilograms of Marijuana.	License denial upheld, \$1,000.00 CP
Michael Edward Phillips <i>SA641565000</i>	Associated Properties LLC	Gilbert	April 2013 Class D felony conviction for Structuring a Financial Transaction Through a Domestic Financial Institution, failed to timely disclose the conviction	Summary Suspension of license
Timothy Pontis <i>BR512484000</i>	Legion Companies LLC	Phoenix	Allowed an unlicensed individual to conduct real estate activity, failed to supervise	\$3,000.00 CP, 2 yr PL, 6 hr CE in Commissioner Standards

DISCIPLINARY ACTIONS (1-1-2014 to 3-31-2014)

Name	Brokerage at time of violation	Location	Summary	Order
John Francis Ray <i>Unlicensed Individual</i>		Phoenix	Conducting unlicensed real estate activities	\$10,000.00 CP, apply for salesperson's license within 60 days, 2 yr PL/PM upon licensure, dissolution of Arizona Investors Alliance LLC, vacate Cease and Desist Order
Nikolai Riasnianski <i>SA521587000</i>	Ken Meade Realty Inc	Sun City	Failed to timely disclose an August 2013 Suspension of Notary Commission. License renewal denied.	\$750.00 CP, license renewal granted
Natalie A Riley <i>SA574499000</i>	Pinnacle West Properties LLC	Chandler	Failed to timely disclose a September 2012 misdemeanor conviction. License renewal denied.	\$750.00 CP, license renewal granted
Zacharias Rodriguez <i>BR529408000</i>	Affordable Home Realty	Tucson	Failed to timely disclose a December 2010 misdemeanor conviction. License renewal denied.	\$750.00 CP, license renewal granted.
Andrew Romo <i>BR003788000</i>	Romo Investments LLC	Tucson	Failed to timely disclose a November 2013 misdemeanor conviction.	\$400.00 CP
Anand Sabapathy <i>SA561221000</i>	Ahwatukee Realty & Property Management Inc	Maricopa	Conducted real estate activity 3+ months while license was inactive. License renewal denied.	\$750.00 CP, license renewal granted
Denise Muller Satterlee <i>SA567345000</i>	Nextage Realty Professionals	Prescott	July 2013 felony conviction for Conspiracy to Violate the Arms Export Control Act. Summary suspension of license.	Suspension vacated. Upon successful reinstatement of license (reapplication), 2 yr PL/PM
Martin Standsberry <i>BR548388000</i>	Paradise Sales & Property Management	Lake Havasu City	Allowed an unlicensed individual to conduct real estate activity, failed to supervise, conducted business under a name not registered with the Department	\$3,000.00 CP, 2 yr PL, 6 hr CE in Commissioner Standards
Ronda Standsberry <i>Unlicensed Individual</i>		Lake Havasu City	Conducted unlicensed real estate Activity	Cease and Desist
Jacqueline K Stock <i>BR032680000</i>	Elite Team Realty	Mohave Valley	Failed to comply with terms of previous Consent Order, 12F-DI-207	Revocation of License, \$1,000.00 CP
Shawn L Stone <i>SA565584000</i>	HomeSmart	Phoenix	Failed to timely disclose an August 2012 misdemeanor conviction. License renewal denied.	\$200.00 CP, License denial withdrawn
Judson D Uhre <i>BR539957000</i>	Keller Williams Realty Sonoran Living	Scottsdale	Failed to timely disclose a November 2012 misdemeanor conviction. License renewal denied.	\$750.00 CP, license renewal granted

DISCIPLINARY ACTIONS (1-1-2014 to 3-31-2014)

Name	Brokerage at time of violation	Location	Summary	Order
Gerardo Valenzuela <i>SA581001000</i>	Inactive	Tucson	Conducted unlicensed real estate activity (inactive license)	Revocation of License, \$3,000.00 CP
Steven Wendling <i>SA020798000</i>	Keller Williams Southern Arizona	Tucson	Failed to timely disclose a June 2012 misdemeanor conviction. License renewal denied.	\$750.00 CP, license renewal granted.
Zachary A Wiss <i>SA643304000</i>	My Home Group Real Estate LLC	Tempe	Allowed an unlicensed individual to use a Lock Box key.	\$1,500.00 CP, 2 yr PL/ PM, 6 hr CE in Commis- sioner Standards

LICENSE SURRENDER REPORT (1-1-2014 to 3-31-2014)

ARS §32-2137(A) - Surrender License

If the Department has commenced a disciplinary proceeding **against** a licensee, the licensee may request in writing for approval to voluntarily surrender their license to the Department, only, if the surrender of the license occurs not less than 10 days prior to a hearing. After acceptance of the voluntary surrender, **“the Department shall not thereafter issue a license under this chapter to the licensee.”**

Choosing to surrender a license would forego a licensee’s ability to ever apply for a license through the Arizona Department of Real Estate in the future.

LAST NAME	FIRST NAME	LIC NUMBER	E & C FILE	SURRENDER DATE
BULLER	LACI	SA545474000	14F-DI096-1	2/7/2014
LAROSE	BARBARA J	SA631431000	14F-DI-113	1/31/2014
MARTINEZ-CARR	SUSY C	SA627787000	14F-DI-174	3/13/2014
RHOTON	DANNY S	BR532990000	14F-DI-030	1/16/2014
WAGNER	COLLEEN	SA514716000	14F-DI-157	2/5/2014

WELCOME TO THE DEPARTMENT



Kim Ellis

**Customer Service Representative for
HUB and assists Administration**

Kim joined ADRE in April 2014. She is a former transcriptionist with over 20 years of experience providing quality customer service and transcription services to various physicians. She was most recently employed by Maricopa County in the STD program as an office assistant. Kim is a single mom of three who loves movies and hiking. She is looking forward to working in the ADRE HUB and providing excellent customer service.



Ana Starcevic

**Administrative Assistant for
Enforcement and Compliance and
Investigation Division**

Ana joined ADRE in March 2014. She earned her Law Degree from the University of Belgrade in 2010 and Paralegal Degree from Rio Salado College in 2013. She is a member of the Phi Theta Kappa Honor Society and she was on the President's Honor List in 2012 and 2013.





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