What's New at the Idaho Real Estate Commission

The Real Estatement

Vol. 28 No. 1 January 2008

Commission Comments

We have lots of new information on law changes, continuing education policies, and website updates to tell you about this time! We would appreciate your assistance to spread the word….

1. Updated Website and Online Services.

New: Same web address, new look and improved function! We are taking over maintenance of the online services for our agency.

2. Continuing Education Credits.
Change: Courses approved by other jurisdictions are **no longer automatically accepted** for CE. Idaho course providers must certify each course and obtain an Idaho course approval number. If you take a course outside of Idaho, or a course that is offered for CE for a different profession such as attorney or accountant, you may submit the course to IREC for evaluation of possible CE credit. Please see the article on page 7 from our Education Director for more details!

Reminder: Look for the IREC course approval number on all advertisements for CE courses. Double check the IREC website for a current list of certified courses. **In many cases, no course approval number = no CE credit for you!**

Exception: Courses you take to **earn** certain professional designations are **automatically approved** for continuing education. A list of those designations may be found at www.irec.idaho.gov.

Reminder: Keep an eye on your continuing education account online at www.irec.idaho.gov. You need **16 hours of electives plus one Commission core course** every renewal period.

3. Changes to Licensing Forms.

New: All new and renewing license applicants must attest to legal presence in the U.S. New applicants must also provide an identification document.

New: Many of our new licensing forms now **may be filled in online** and all can be downloaded from www.irec.idaho.gov. (Applications submitted on forms dated prior to July 2007 or incomplete applications cannot be accepted and will be returned, which will delay approval of the application.)

Reminder: Due to the heavy volume of inquiries, Commission staff is unable to answer phone calls or e-mails about the status of license applications. If you provide an e-mail address on your documents, we will e-mail you a notice that we received your paperwork.

4. Paper License Certificates No Longer Mandatory.

New: Paper license certificates are **not** required. IREC will send applicants a post card when an application has been approved. **Once the applicant's name appears under the Licensee Search section of the IREC website, it means the license has been approved**.

Reminder: If you want a paper license certificate, you can request one from IREC for an additional $15 fee. (If you renew your license online, you can print a license certificate from the website free of charge.)

New: Be watching the website for changes like a new and improved "Licensee Search" and easier access to your education and other IREC records at www.irec.idaho.gov.

5. Fee Changes.

New: The **fingerprint and background check fee** has been **reduced** to $29.25.

New: IREC has **eliminated** the fee for a **record change**, unless you want a paper license certificate at a cost of $15 each.

6. *Real Estatement* Newsletter.
Due to budget constraints, we are not mailing out a printed newsletter this year. Would you like to receive the newsletter and other updates from the Commission via e-mail? Visit www.irec.idaho.gov to sign up for our new **list serv** electronic newsletter or to read the *Real Estatement* online.

If you have suggestions on ways we can improve our service, please do not hesitate to let us know.

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Contact the Commission Staff

208-334-3285 or toll free in Idaho 866-447-5411

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(Assistant to Executive Director and Administrative Counsel, Public Records Requests, Commission meetings)

William robinson - william.robinson@irec.idaho.gov ..... ext. 107
(Webmaster - Information Technology)

Charlie Hendrix - charlie.hendrix@irec.idaho.gov ..... ext. 117
(Management Assistant- Budgeting, Human Resources, Accounts Payable)

Tammy Collier - tammy.collier@irec.idaho.gov ..... ext. 103
(Office Specialist II - deposits, accounts payable, misc. accounting duties)

Commission Counsel

Kim Coster - kim.coster@irec.idaho.gov ..... ext. 115

Education Department ..... dial "2"

Vacant- @irec.idaho.gov ..... ext. 105
(Education Director - education development, license exam development, continuing education audits, Education Council Executive)

Saunya Prisock- saunya.prisock@irec.idaho.gov ..... ext. 102
(Education Assistant - prelicense and continuing education info, instructor/course/provider certification, Education Council Meetings, continuing education audits)

Jesama Rosensweig - jesama.rosensweig@irec.idaho.gov ..... ext. 106
(Office Specialist - video rentals, library, education materials, education histories)

Enforcement Department ..... dial "3"

Craig Boyack - craig.boyack@irec.idaho.gov ..... ext. 114
(Chief Investigator - complaints)

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(Investigator - complaints)

Donald Morse - donald.morse@irec.idaho.gov ..... ext. 111
(Investigator - complaints)

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(Inspector- office audits)

Stephanie McLarin - stephanie.mclarin@irec.idaho.gov ..... ext. 108
(Enforcement Administrative Assistant)

Licensing Department ..... dial "1"

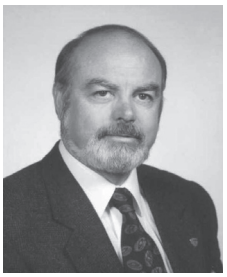
Neal Bernklau - neal.bernklau@irec.idaho.gov ..... ext. 116
(Licensing Supervisor- new broker applications, E&O questions, designated broker/firm changes, branch office licenses/changes, corporation licenses/changes)

Vacant - @irec.idaho.gov ..... ext. 110
(Office Specialist- new sales applications, fingerprints, exam waiver requests)

Helena Guest - helena.guest@irec.idaho.gov ..... ext. 109
(Office Specialist - active/inactive salesperson renewals, inactive broker renewals, transfer of licenses, individual license changes, license history requests)

Operator ..... dial "0" or stay on the line

COMMISSIONERS



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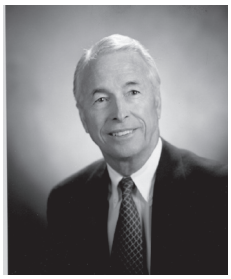

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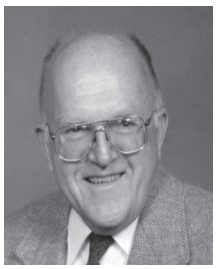

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alestate.com

Andy Enrico (Commission Representative)

Please refrain from using your cell phone in the Idaho Real Estate Commission building!

DISCIPLINARY ACTIONS

Formal actions issued by the Real Estate Commission:

Guerrero, Juniper A., salesperson with Home 2 Home, in Meridian, Idaho. Stipulated to violation of Idaho Code sections 54-2060.(3) and 54-2086.(1)(c) - giving keys to buyer prior to closing. Given a formal reprimand; ordered to pay a $1,000 civil fine; costs and attorney fees; and must successfully complete a live Risk Management course.

Hall-Contreras, Lisa O., designated broker of American Eagle Realty, in Mountain Home, Idaho. Stipulated to violation of Idaho Code sections 54-2042.(4) – failure to maintain a separate and complete set of trust account records;, 54-2044 –failure to reconcile and balance each trust account; 54-2044.(4) – failure to maintain one file for closed, terminated and rejected transactions, and a separate file for transactions pending but not closed; 54-2044.(6) –failure to maintain and keep current a check register or journal at all times; 54-2044.(7)(c) – failure to retain a duplicate deposit record clearly showing the transaction number; 54-2044.(8) - failure to identify any check drawn on a trust account by a transaction number noted on the face of the check and failure to retain any voided trust account check in numerical sequence with the other checks for the banking month; 54-2046.(4) – withdrawal of a broker's commission prior to closing; 54-2048.(2) – failure to retain proof of delivery of closing statements; 54-2048.(3) – failure to maintain buyer/seller representation agreements in the transaction files; 54-2053.(4) – entering misleading data into the MLS; 54-2060.(2) – engaging in a continued or flagrant course of misrepresentation by entering inflated sales data into the MLS; 54-2060.(3) – failure to account for moneys coming into her possession which belong to another; 54-2060.(4) – failure to keep adequate records of all property transactions in which she acted in the capacity of real estate broker; and 54-2085.(4) – failure to properly complete the representation confirmation statement in a purchase and sale agreement or other document drafted in connection with a regulated real estate transaction. Given formal reprimand; ordered to pay a $3,500 civil fine and costs and attorney fees; ordered to successfully complete a live Module II course and a live Broker Management course; and her broker's license is suspended for one year, beginning October 27, 2007, but she is allowed a salesperson's license for that time.

Haynes, Gail M., designated broker with West Valley Insurance & Realty, in Pinehurst, Idaho. Stipulated to violation of Idaho Code sections 54-2038.(1)(a) - failure to supervise licensee's actions; 54-2038.(1)(b) - failure to review and approve all transaction documents; 54-2044.(2) - failure to create a ledger card for this transaction; and 54-2060.(3) - failure to account for entrusted funds. Given a formal reprimand, ordered to pay a $2,000.00 civil fine; due in 30 days, must successfully complete a live Broker Management course; and pay $300 in costs and attorney's fees.

Hibbs, Kristin S., formerly with American Dream Real Estate, in Caldwell, Idaho, and now with Hibbs & Company Realty, LLC, in Wilder, Idaho. Stipulated to violation of Idaho Code sections 54-2053(2) – advertising herself as the designated broker of an unlicensed company when she was not a designated broker; 54-2053(4) – false and misleading advertising by advertising that she was a broker prior to being licensed as a broker. She was given a formal reprimand for her actions; ordered to pay a civil fine of $500; and costs and attorney's fees.

Hill, Erica L., associate broker, previously designated broker with Keller Williams Realty – Boise, in Boise, Idaho. Stipulated to violation of Idaho Code sections 54-2038.(1)(a) – failure to supervise; and 54-2038(1)(b) – failure to review and approve all real estate agreements. Given a formal reprimand; ordered to pay a $1,000 civil fine and costs and attorney's fees; and must successfully complete a live Business Conduct and Office Operations course.

Montoya, Vidal, salesperson with Blossom Heights Realty, in Nampa, Idaho. Stipulated to violation of Idaho Code sections 54-2054.(3) and 54-2060.(8) - double contracting; and 54-2060.(11) - dishonest or dishonorable dealings. Given a formal reprimand; ordered to pay a $2,500 civil fine; costs and attorney fees; and must successfully complete a live Business Conduct and Office Operations course and a live Finance course.

Nuckols, Robert, unlicensed person in McCall, Idaho. Stipulated to violation of Idaho Code section 54-2002 - unlicensed practice of real estate. Ordered to pay a $2,000 civil fine and costs and attorney fees.

Robinson, Bennett, salesperson currently with At Home Realty Network, in Logan, Utah. Prepared one reservation agreement but did not conduct it through broker. Stipulated to violation of Idaho Code sections 54-2045(4) - failure to deliver consideration to broker and 54-2060(3) - failure to account. Mitigation hearing held on 06/14/07. Given a formal reprimand; $500.00 civil fine; ordered to pay costs and attorney's fees; must successfully complete live Contracts, Business Conduct and Office Operations, and Risk Management courses; two year withheld suspension, provided all terms of Final Order are met.

Robinson, Susan "Sue", salesperson currently with At Home Realty Network, in Logan, Utah. Prepared two reservation agreements but did not conduct them through broker. Stipulated to violation of Idaho Codes sections 54-2045.(4) - failure to deliver consideration to broker and 54-2060.(3) - failure to account. Mitigation hearing held on 06/14/07. Given a formal reprimand; $1,000.00 civil fine; ordered to pay costs and attorney's fees; must successfully complete live Contracts, Business Conduct and Office Operations, and Risk Management courses; and two year withheld suspension, provided all terms of Final Order are met.

Schaller, Theodore L., salesperson with Idaho One Realty, in Eagle, Idaho. Stipulated to violation of Idaho Code sections 54-2061.(3) - failure to report a felony conviction within 20 days; and 54-2060.(7) - failure to disclose the conviction on his license renewal form. Given formal reprimand; ordered to pay a $1,500.00 civil fine and $300.00 costs and attorney's fees. His real estate license was revoked but the revocation withheld until his probation ends on 7/20/11

Education Update

By Sue McClintock
Former Education Director

Greetings from the Education Department!

Latest News about CE
In an effort to help our Idaho licensees determine whether certain offerings of continuing education credits will be accepted towards their license renewal, the Education department encourages licensees to take the following steps:

- Check to see if the course title appears on the *List of Certified Courses* on our Education webpage at http://www.irec.idaho.gov/course-numbers.html (Note: Courses taken to earn certain professional designations are approved for CE credit; visit the IREC website for a list of these designations.)
- Look for a course *approval number* -- not an Idaho code/statute number -- on all course advertisements.
- Don't be drawn in by such phrases as "accepted" or "approved" for CE credit in Idaho. Confirm that a course has been certified by checking the Education department webpage or by calling Saunya or Jesama.

Be Proactive!
The Education department urges licensees to be proactive! Review your Education account online. Just click on the "Check your Education Online" link on IREC's homepage at http://www.irec.idaho.gov If you don't remember your user name or password, just click on the link provided.

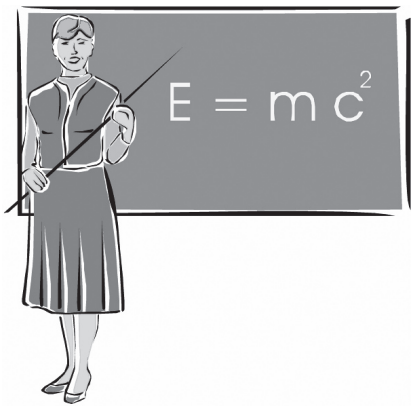
Avoid a CE Audit
Licensees should be aware that Continuing Education audits *are not conducted* on a random basis! If you do not have the required 16 continuing education credits plus the Commission CORE course posted on your education account when you renew your license, our licensing and information system will automatically generate a CE audit letter for you.

Avoid stress! Always keep your certificates of completion for the courses you have taken in a special file -- in case you are audited. Submit your certificates of completion as you receive them!

Idaho certified providers are required to submit course completion lists to the Commission within five (5) days of the course completion date. By doing so, licensees are assured that their continuing education credits will be posted to their Education accounts.

If you choose to take continuing education courses from an out-of-state provider or a course offered for CE credit by another profession (e.g., accountants or attorneys), you will need to download, complete, and submit an "Individual Request for Continuing Education Credit" form. The Commission *does not automatically accept* CE credits from other states, including Washington, Oregon, Wyoming, Utah, etc.

Submit an Education Fund Awards Application
Do you have a creative, new idea for an educational opportunity that will benefit Idaho licensees? If so, download our new *Education Fund Awards* application from the IREC website and send it to us today!



Why wait? Find out how many CE credits you have accumulated so far this renewal period. Visit http://www.irec.idaho.gov and click on "Check your Real Estate Education Online." Fax any certificates of completion that do not appear on your Education Account to Jesama at (208) 334-2050.

By Craig Boyack
Chief Investigator

Bird Dogging!

The Enforcement Department is seeing an increase in the number of licensees attempting to illegally split fees with unlicensed people or enterprises.

Idaho Code Sections 54-2054.(2) and 54-2060.(3) address this issue. Illegal fee splits generally take two basic forms.

First and most basic is where a licensee offers to pay anyone for a successful referral. We have seen post cards, printed advertisements, and internet promotions of this concept. (The slang term for this type of arrangement is "bird dogging".) Remember this basic rule: *You can only share with someone that holds an active real estate license, or is an actual principal to the transaction.*

Anyone that procures a buyer or seller for you may actually be in violation of the license law for unlicensed practice of real estate. Procuring buyers or sellers in anticipation of a fee requires a license. How would you feel if someone was trying to do you a favor, and your own promotion got them disciplined by the Real Estate Commission?

The second version of this problem is harder to see. The licensee offers to pay a fee to a charitable institution upon a successful closing. While this may seem like a great idea, it is illegal under the license law. If you fall back on the basic rule you will soon see that your worthy charity does not fit within the mold. They likely do not hold an active real estate license, and are probably not a principal to the transaction. Under the license law this fee split is illegal.

Questions, comments etc., call and ask for Enforcement, at 208-334-3285.

Honor Roll

Offices with NO Audit Violations
(From 1 May, 2007-- 11 October, 2007)

J David Hutchison, Hutchison Realty Inc.
Kathryn K. Donahue, Lawson Company Real Estate Professionals
Marianne Scott, Five Star Real Estate
Virginia Johnson, Re/Max Castlerock Realty
Teena Turner, Evans Realty
Rodney Panike, Select Properties
Noyam Hale, Service Station Realty
Tami McHugh, Heritage Real Estate
John Faw, Waldo Real Estate
Larry Coelho, Smith & Coelho
Larry Coelho, Smith & Coelho of Valley Country
David Lyon, Pro Realty Service
Dennis Hansen, Blackfoot Real Estate Company
Mark Call, Bischoff Realtors
Larry Kelsey, River Valley Real Estate Inc.
Clifton Jensen, Jensen Real Estate
Connie Herbert, Silver Sage Realty Inc.
Gary Gifford, The Realty Company
Steven Carey, Shelman Realty
Charles Parrish, Evergreen Realty & Inv.
Lana Hanson, Lana Kay Relty
Marjorie Stevens, Sommerfeld Realty Inc.
Donald R. Smock, Windermere Coeur d'Alene Realty
Alfred M. Braun, Pacific Real Estate & Investment
Sal Mercurio, Premier Properties of North Idaho
Kirbi Swanson, Treaty Rock Realty Inc.
Teresa Kamerrer, Parkview Real Estate
John Beutler, Century 21 Beutler & Associates
Richard White, Richard J. White, LLC.
Jan McCoy, Re/Max Executives

ONLINE LOTTERY WINNERS!

Renew your license online at www.irec.idaho.gov and you will automatically be entered in a drawing for a refund of your license renewal fee. A new winner every month!

June 2007-Michelle E. Winder, SP24271, a salesperson for Holland Realty Inc., Boise

July 2007-John Boynton Watson, DB32045, a designated broker for Orvis/Cushman & Wakefield Ranch Properties, Colorado

August 2007-McKay Cook Phippen, SP28225, a salesperson for Coldwell Banker Residential Brokerage, Utah

September 2007-Dina Osipchuk, SP31607, a salesperson for All Pro Realty Group, Inc., Boise

October 2007- Jay Arnold Green, SP 33506, a salesperson for Century 21, 1st Place Realty, Eagle

November 2007- Andrew W. Smyth, SP 33456, a salesperson for Real Estate Services, Boise

The Idaho Real Estate Commission Welcomes Our Newest Staff Members

Helena Guest
Office Specialist

Helena and her family recently moved to Mountain Home from Georgia, to be near her extended family. They are trying to acclimatize themselves to this cold dry weather. Helena's favorite past-times are watching suspense filled movies and American Idol. Helena also enjoys listening to her talented 11 year old son's fascinating and imaginative stories. Helena states her son is a wonderful, caring, intelligent child; he is her best accomplishment.

Saunya Prisock
Education Assistant

Saunya enjoys camping and exploring the outdoors. She also enjoys spending time with her family and friends, but can never deny herself a nice warm cup of coffee, a good book in hand with her pets gathered all around her snuggled up on the couch or in bed. She is also recently married and is enjoying married life too.

Tammy Collier
Office Specialist II

Tammy fell in love with the Treasure Valley after several visits with her family here in Idaho. In November of 2004 she settled in the Caldwell area and has not looked back. Tammy came from Morgan Hill/Gilroy area of California. She feels that the Caldwell area is very similar to the old Morgan Hill she knew years ago. Tammy states she is happy to have found a place on the IREC team and looks forward to enjoying all that Idaho has to offer.

New:
Sign up for E-Mail News.
Subscribe at www.irec.idaho.gov

Information From The Licensing Department

Licensing Supervisor
Neal Bernklau

Need to renew your license?
Change your address?
www.irec.idaho.gov

Credit Card Payments

The Commission is now accepting credit card payments over the phone, fax, mail, or internet. If paperwork is required with payment then the Commission can not accept payment by phone. To use fax or mail there is a new form we require to be completed. This form is called Credit Card Payment form and it can be found on our website at www.irec.idaho.gov under "Forms".

Errors & Omissions Insurance

It is a violation of Idaho Code to have an Active license without insurance. When you apply for a license or renew your license you certify you have and will continue to have the proper E&O insurance coverage. If a licensee is found not to have insurance with an active license they will be subject to fines ranging from $100 up to 5,000 and possible suspension or revocation of their license. The Commission takes E&O insurance seriously and will enforce the laws to the full extent.

Dear Real Estate Professional:

PSI Services, LLC requests your participation in an important study of licensed real estate salespersons and brokers. The primary objective of the study is to update the specifications for the real estate licensing examinations, and to ensure that they reflect what entry-level salespersons and brokers need to know in order to safely serve the public. To accomplish this objective, we need to obtain an accurate description of a real estate licensee's responsibilities.

This job analysis survey was developed by PSI Services, LLC with assistance from an advisory committee of experienced real estate professionals from around the country.

The survey will be administered to real estate regulators, educators and licensees (salespersons and brokers) who are interested in the quality of real estate licensing education. The survey should take approximately 20 to 60 minutes to complete.

In consideration of your time as a participant, there will be a drawing among all respondents to win 1 of 3 Visa gift cards, each carrying a value of $300.

Thank you in advance for your participation. Your prompt attention is appreciated.

Below is a link to the electronic version of the survey. You are being asked to:

1. Type the following web address into your web browser to access the survey (or copy and paste it into your web browser): **http://www.surveymk.com/psirealestate**
2. Read the survey instructions and complete the survey.

Please complete the survey by February 7, 2008.

Should you have any questions regarding this request, please **e-mail PSI** at JAS@psionline.com. Thank you for your cooperation and participation.

Sincerely,

PSI Services, LLC

Stadther, Peter J., salesperson previously with Keller Williams – Boise, in Boise, Idaho. Stipulated to violation of Idaho Code sections 54-2051.(4)(b) - failure to disclose form and amount of earnest money, and 54-2060.(2) - continued or flagrant course of misrepresentation. Given a formal reprimand; ordered to pay a $1,000 civil fine and costs and attorney's fees; and must successfully complete a live Business Conduct and Office Operations course.

Webb, Jenny Lynn, license suspended 4/30/07 - failure to comply with a Final Order by not paying civil fine and costs. Order reinstating license 5/24/07.

Wheeler, Teresha M., sales associate previously with Keller Williams Realty West in Nampa, Idaho and formerly with Team One Services LLC in Nampa, Idaho. She stipulated to violation of Idaho Code sections: 54-2050(1)(a) - failure to specify the term dates on the Seller Representation Agreement; 54-2050(1)(b) - failure to specify a legally enforceable description of the property in the Seller Representation Agreement; 54-2051(4)(a) - failure to set forth all terms and conditions of the real estate transaction as directed by the buyer or seller in the Purchase and Sale Agreement; 54-2051(4)(d) - failure to fill out the representation confirmation statement in the Purchase and Sale Agreement; 54-2051(4)(f) - failure to obtain all appropriate signatures on a counter offer; 54-2051(4)(g) - failure to specify an adequate legal description in the Purchase and Sale Agreement; 54-2060(12) - gross negligence or reckless conduct in a regulated real estate transaction; 54-2085(3) - failure to have all necessary agreements (Buyer Representation Agreement) executed no later than the preparation of the Purchase and Sale Agreement; 54-2085(5) - failure to properly and timely obtain any written agreement or confirmation required; 54-2087(2) - failure to exercise reasonable skill and care; 54-2087(3)(b) - failure to seek a buyer to purchase the seller's property at a price and under the terms and conditions acceptable to the seller and assisting in the negotiation therefore - that is, failure to negotiate and reduce to writing terms acceptable to the seller. Mitigation Hearing held 5/24/07.
She was given a formal reprimand; she was ordered to pay a civil fine of $5,000; She is required to pay the costs and attorney's fees Her real estate license is suspended for a period of approximately one (1) year from 6/11/07 until 6/09/08; however she may reapply to have her license reinstated after 9/12/07 and the balance of her suspension can be withheld provided she complies with the terms of the Final Order; if she fails to make the required payments the Executive Director shall be authorized to cause the license to be suspended for the entire period of the suspension. **Motion for Reconsideration and Objection to Memorandum of Costs and Attorney Fees filed. Commissioners issued Order denying both. Petitioned Commissioners for extension to begin payments. Petition granted. License expired 7/31/07.**

Woody, Gary W., salesperson with West Valley Insurance & Realty, in Pinehurst, Idaho. Stipulated to violation of Idaho Code sections 54-2060.(12) - reckless conduct; 54-2085.(3) - failure to obtain representation agreement prior to preparing purchase and sale agreement; 54-2085.(4) - failure to correctly fill out the agency confirmation statement; 54-2086.(1)(e) - failure to disclose adverse fact that earnest money check would not clear; and 54-2087.(4) - failure to account. Given a formal reprimand; ordered to pay a $2,000.00 civil fine; must successfully complete a live Business Conduct and Office Operations course and a live Agency course; and pay $300 in costs and attorney fees.

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Sales associates and associate brokers who stipulated to violation of Idaho Code sections 54-2023.(1)(a) and 54-2060(10) – failure to obtain Continuing Education in a timely manner. All were given a formal reprimand and ordered to pay the indicated fine and $125 in costs and attorney's fees. Fines above $500 indicate the individual also stipulated to violation of Idaho Code section 54-2060(7) – misstatement in the application for renewal of a real estate license.

Adams, Kirk – Century 21 Lindbloom Realty, in Middleton - $250
Barta, Raphael - Riverstone Real Estate, in Sandpoint - $250
Callison, Austin Richard – Group One Inc., in Eagle - $750
Connerley, Marlys W. – Coldwell Banker Town & Country Realtors, in Lewiston - $250
Crenshaw, Michael J. – Keller Williams Realty – Boise, in Boise - $250
Dewey, Gordon Joseph "Joe" – Keller Williams Realty – Boise, in Boise - $250
Drougas, Thomas C. – Sun Valley Real Estate, in Ketchum - $1,000
Fisher, Danielle B. – currently inactive - $250
Golub, Alan J. – Realteam Real Estate Center LLC, in Coeur d'Alene - $750
Hancock, Stephen – Sotheby's International Realty, Inc., in Driggs - $250
Keith, Eddie A. – Coldwell Banker Schneidmiller Realty, in Coeur d'Alene - $500
Lindsey, Daniel Lee – Realty Executives of Treasure Valley, in Meridian - $500
Long, Daren – Re/Max Homestead Realty, in Idaho Falls - $750
Lybert, Janet S. – By Owner Reality Network, in Missoula, Montana - $250
Martineau, Tabitha S. – 360 Real Estate LLC, in Boise - $500
Pitcher, Todd D. – Coldwell Banker Schneidmiller Realty, in Coeur d'Alene -$500
Reynolds, Donald K. – Gateway Financial Group LLC, in Boise - $750
Shubert, Claude Dale – Sel-Equity Real Estate, in Boise - $250
Stiehl, Rex E. – Holland Realty, in Boise - $500
Stone, Randy D. – Coldwell Banker Resort Realty, in Sandpoint - $1,000

Disciplinary actions, continued from page 4

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Sales associates, associate brokers, designated brokers and firms who stipulated to violation of Commission Administrative Rule 121.03- failure of a licensee to maintain Errors and Omissions insurance or failure of a licensee to submit or cause to be submitted a certificate of coverage as required by section 54-2013, Idaho Code. All were issued a civil fine of the indicated amount. A "*" indicates a second-time violation of the Rule, and therefore the fine was doubled.

LICENSE STATS
As Of January 1, 2008

Active Brokers	2,228
Active Sales	7,804
Inactive Brokers	382
Inactive Sales	2,452
Active Companies	769

~ In Memory ~
The Idaho Real Estate Commission
extends its deepest sympathies to the families of:

Elmer E. Jordan, Coeur d' Alene
Tina C. Thayer-Canning, Priest River
Charles H. Watts, Boise
Chandler "Chan" Thompson, Boise
Donna M. Loveless, Nampa
Donald M. Vanloon, Boise
Willard J. Clark, Eagle
Dwayne B. Wann, Nampa
Brenda L. Zehm, Coeur d'Alene
George R. Kucera, Rathdrum
David L. Jarvis, Eagle
James R. Prideaux, Nampa
Paul O. Sandidge, Boise
Joe L. Driskill, Boise

Have you moved?
You must notify the Idaho Real Estate Commission
within 10 days (54-2018(9)).

Name:_____

License #: _____

Former Home Address: _____

_____

New Home Address: _____

_____

Home Phone: _____

E-mail: _____

Or you may e-mail your changes to info@irec.idaho.gov

Once completed,
please return to:
Idaho Real Estate
Commission
P.O. Box 83720
Boise, ID 83720-0077
or fax to:
208-334-2050

Arnell, Guy E. – NAI Commerce One, in Burley - $200*

Arnold II, Ernest Bradley "Brad" – Idaho Club Properties, Inc, in Sandpoint - $100

Buckley Jr., Robert Emmett – Idaho Club Properties, Inc., in Sandpoint - $100

Coffey, Kenneth Lawrence – Boise River Properties, Inc., in Boise - $200*

Deprez, Michael John – Idaho Club Properties, Inc. – Sandpoint - $100

Engledow, Clinton W. – Kamiah Properties, in Kamiah - $200*

Ewing, John Tucker – White Leasure Development Company, in Boise - $100

Greaves, Gordon B. – currently inactive - $200*

Hawkins, Beverly Brooke – Professional Realty Services, in Pocatello - $150

Idaho Club Properties, Inc., in Sandpoint - $100

Lewis, Lindalyn, "Lindy" – Idaho Club Properties, Inc., in Sandpoint - $100

Locati, Matthew James – currently inactive - $100

Murray, Alexander D. – Idaho Club Properties, Inc., in Sandpoint - $100

Musick, Andrew R. – Tranzon Van Gordon/Musick, in Eagle - $100

Musick, Earl R. – Tranzon Van Gordon/Musick, in Eagle - $100

Musick, Nita D. - Tranzon Van Gordon/Musick, in Eagle - $100

NAI Commerce One, in Burley $200*

Noehring, Mark David – Sel-Equity Real Estate, in Boise - $100

Roberts, David "Dave" L. – Idaho Real Estate Connection, LLC, in Meridian - $250

Robinson, Joshua Arthur – Allpro Realty Group, Inc., in Boise - $100

Van Gordon, Stephen N. "Steve" - Tranzon Van Gordon/Musick, in Eagle - $200*

Warjone, Virginia – Aspen Grove Real Estate, LLC, in Sun Valley - $300*

Worthington, Randall Alan – Gold Key Real Estate, in Boise - $200*

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Sales associates, associate brokers, designated brokers and firms who stipulated to violation of Idaho Code sections 54-2002, 54-2018(2) and 54-2060(10) – failure to renew or activate license in a timely manner, and continuing to practice as a licensee after their license had expired or been inactivated. All were issued a civil fine of the indicated amount. A "*" indicates a second-time violation, and therefore the fine was doubled. The licensee's designated broker (shown in parentheses) stipulated to violation of Idaho Code sections 54-2038(3) and 54-2060(10) – failure to adequately supervise by allowing an unlicensed person to represent the broker, and was issued a civil fine of the same amount as shown for the licensee.

Allen, Shelle Nella – (Arlis W. Travis) – Keller Williams Realty – Boise, in Boise - $300

Baker, Robyn Elizabeth – (Stephen Alan Osburn) – Windermere Real Estate/Capital Group Inc., in Boise - $150

Bowman, David B. – (Garry L. Spath) – Silverhawk Realty, LLC, in Caldwell - $300

Bryant, Christopher Kellen – (Jane C. Reiser) – Global Realty Marketing, Inc., in Boise - $150

Canchola, Susannah E. – (Robert M. Kiah) – Freedom West Realty, in Boise - $300

Chattin, Steve I. – Vantage Real Estate, in Boise - $190

Coyle, Jennifer – (Joseph Newby) – Home 2 Home Services, Inc., in Meridian - $150

Cunnington, Larry Dean – (Lawrence C. Laraway) – Coldwell Banker Aspen Realty, in Boise - $750

Falter, Brandon C. – (John M. Fairchild) – Heartland Real Estate, in Blackfoot - $300

Foster, Steven Wayne – (George Sanford Iliff) – Colliers International, in Boise - $500

Gilles, Robert A. – Robert A. Gilles Inc., in Spokane, Washington - 150

Gray, Dallas A. – Dallas Gray, in Coolin - $150

Griffee, James A. "Jim" – (Edward Jay "Ed" Taylor) – Crossroads Real Estate, LLC, in Nampa - $750

Hansen, Linda B. – (Jeffrey Lynn Black) – Exit Realty Destinations Idaho, in Preston - $150

(**Higginbotham, Jan S**.) – BoisePlaces, LLC, in Boise - $150

Imbs, Gary R. – (Steven Alan Osburn) – Windermere Real Estate/Capital Group Inc., in Boise - $150

Jan Folgeman Real Estate Inc. – Jackson, Wyoming - $170

Ketterling, Amy Gibson – (Richard W. McGraw) – The Real Estate Group, in Meridian - $500

Knowles, Kristi K. – (Orson J. Woodhouse) – Woodhouse Group, in Eagle - $150

Koppen, Carol – (Pierce A. Roan Jr.) – Boise River Properties, Inc., in Boise - $500

Long, Will R.– (Donna M. Long) The Village Co. Inc., in Boise - $750

Luers, William Joseph Jr. – (Robert M. Kiah) – Freedom West Realty, in Boise - $150

Mendoza, Alvaro – (Brett J. Manwaring) – Home Pointe Real Estate LLC, in Idaho Falls - $150

Mollay-Broxson, Melissa Ann – (Lawrence C. Laraway) – Coldwell Banker Aspen Realty, in Boise - $300

Montierth, E. Ray – Streeter Real Estate, in Mountain Home - $300

Patterson, Jacobi Jan – (Blake Mayes) – Re/Max Capital City, in Boise - $150

Piper, Michael B. – (John D. Runkle) – Realteam Real Estate Center, Inc., in Coeur d'Alene - $150

Disciplinary actions, continued from page 9

All Transactions require exact change!

The Real Estatement
Vol. 28 No. 1 January 2008

The Real Estatement is an official publication published semiannually by the Idaho Real Estate Commission. Articles by outside experts express the author's particular viewpoints. These opinions are not necessarily shared by the Commission, nor should they be mistaken for official policy. The articles are included because we feel they will be of interest to the readers. Submissions are solicited. However, articles should not exceed 500 words and may be edited as space and content demand. Reprint permission is granted provided credit is given to the Commission and the author. Any article separately copyrighted by its author(s) also requires permission from the other(s). Please advise the Commission office of any individuals with disabilities needing accommodation.

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(866) 447-5411 toll free in Idaho
(208) 334-2050 fax
(800) 377-3529 TRS
www.irec.idaho.gov

Governor
C.L. "Butch" Otter

Richardson, Lawrence L. "Larry" - (Maya Pavane Grau) Pavane Real Estate Brokers Chartered LLC, in Meridian – $300

Schott, Gary J. – (Scott E. Mary) – Sun Valley Broker's Alliance – Bald Mountain Realty, in Ketchum - $300

Stone, Randy D. – (Donald J. McCanlies) – Coldwell Banker Resort Realty, in Sandpoint - $300*

Stravens, Kelly R. – (Richard V. McKernan) – Beebe McKernan & Daboll, LLC, in Coeur d'Alene - $150.

Streeter, O. Jack – Streeter Real Estate, in Mountain Home - $300

Theobald, Cynthia Lea – (Daniel J. Gorham) – Windermere Real Estate/Sun Valley LLC, in Hailey - $300

Zeisel, Judith A. – (Robert P. Cargill) – Robert Cargill Real Estate, in Lewiston - $150

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The following designated brokers were issued citations for violations found during their office audits:

Anderson, Donald F., with Lakeshore Realty, in Coeur d'Alene.

Andrews, Clayton, with Sotheby's International Realty, Inc., in Driggs.

Aubertin, Marilou, with Windermere All Star Realty LLC, in Lewiston.

Boren, Dawneeta, with Stubbs Realty, Inc., in Kuna.

Cleaver, Debbie Ann, with Integrity Group Real Estate Services, Inc., in Meridian.

Clinton Jr., Thomas L., with All Season Resort Realty, LLC, in Victor.

Delucchi, Judy, with Starhawk Realty, in Sandpoint.

Ellis, Bert, with Greylock Realty, in Boise.

Ellis, Steven Webb, with Expert Realty, LLC, in Meridian.

Grau, Maya Pavane, with Pavane Real Estate Brokers Chartered LLC, in Meridian.

Jones, Michael Bruce "Mike", with Exit Realty Coeur d'Alene, in Coeur d'Alene.

Lynn, Julie, with NewHomeMarketplace.com, LLC, in Boise.

McLaughlin, Albert Dan, with Century 21 on the Lake, in Sandpoint.

Nelson, Roger Alan, with Black Rock Realty, Inc., in Coeur d'Alene.

Ostrom, Glenn "Ed", with Windermere Real Estate/Idaho First Realty, Inc., in Sandpoint.

Rowland, Dewey, with Columbia Village Realty, in Boise.

Runkle, John, with Realteam Real Estate Center, in Coeur d'Alene.

Stewart, Marita, with Lake City Real Estate, in Sandpoint.

Strickland Jr., Richard B., with Strickland Real Estate, in Gooding.

Teague, David Allen, with Keller Williams Realty Coeur d'Alene, in Coeur d'Alene.

Weber, Donald Drennen, with Weber Investments, Inc., in Boise.

Disciplinary actions, continued from page 11