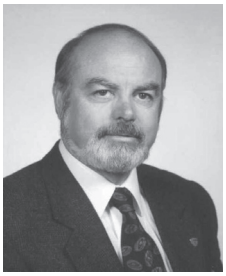
What's New at the Idaho Real Estate Commission

The Real Estatement

Vol. 28 No. 2 July 2008

Commission Comments



By Steve Kohntopp
Commission Chair

After 8 years representing the South Central District of Idaho, I will be stepping down from the Commission this month. It's been interesting and challenging, and I've seen quite a few changes at the Commission since I began my first Commission term.

At my first Commission meeting in 2000, there were just over 6,600 total licensees, and we had 16 full time IREC staff. Today, there are nearly 13,000 total licensees, and we still have 16 full time IREC staff.

When I started on the Commission, the sales associate prelicense courses were called "Essentials" and "Practices", and all licensees had to take the same Commission-developed CE curriculum every renewal period. Along the way, the sales prelicense courses were revised and renamed Module 1 and Module 2, and this summer, updated versions will be released which incorporate more relevant content and interactive learning. New versions of BCOO and Brokerage Management are also scheduled to be launched this summer. As for CE, licensees now have a long list of courses from which to choose, with a wide variety of approved topics, and CE elective courses are developed and offered by the private sector.

Licensees now can also get 4 CE hours for attending a Commission meeting, and IREC started holding two meetings per year in other locations around Idaho to make that opportunity available to licensees outside the Boise area.

The Brokerage Representation Act was passed in 2004, significantly changing Idaho's long-standing agency law to allow for assigned agency representation. That same year, legislation was passed earmarking civil penalty fines for the development and delivery of education to benefit Idaho licensees. The Commission was successful in getting legislative spending authority in 2006 for a portion of the fine money, and has worked to develop a system to award those funds for licensees' use.

The IREC website was brand new in 2000 and, while state of the art for its time, it offered only basic information, and there was no ability to renew a license online until 2002. Today, IREC website users can download information into Excel from the new public licensee search. Licensees can review their own CE and license histories and E&O insurance status online and make changes to personal information; designated brokers can add or remove associates and view the CE and E&O status of the licensees in their offices. Best of all, the new IREC online services are now managed in house by IREC, providing our users with prompt and personal technical assistance.

Speaking of technology, the Commission has gone "paperless" – scanning its files and maintaining them electronically. As of 2007, the Commission Core course has been available as a true online course from some of IREC's certified providers.

And the Commission has done away with the requirement that brokerages display paper license certificates – although licensees still have the option to print a license certificate online or obtain a certificate from the Commission.

With all that we accomplished over the last 8 years, some of my goals remain unfulfilled. Since 2004, the Commission has had a goal of purchasing a building, but has not been able to get approval to introduce that legislation. The Commission was also unsuccessful in its attempt to add a post-license education requirement for new agents.

As for my future life "post-Commission", I look forward to having more time to pursue my Idaho archaeology research and travel as extensively as possible. It has been an honor and privilege to serve on the Commission, and I am confident IREC will continue to work with industry to achieve bigger and better things in coming years.

Steve Kohntopp

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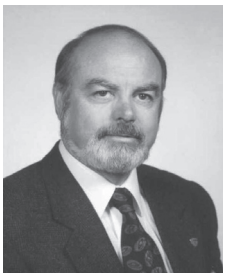
Helena Guest - helena.guest@irec.idaho.gov ..... ext. 109
(Office Specialist II - active/inactive salesperson renewals, inactive broker renewals, transfer of licenses, individual license changes, license history requests)

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

COMMISSIONERS



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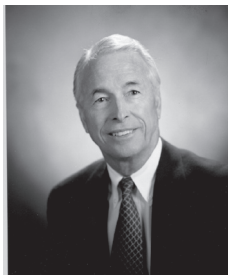

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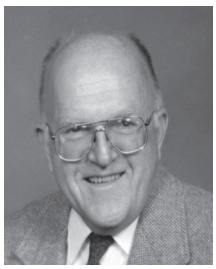

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Andy Enrico *(Commission Representative)*

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

EXECUTIVE DIRECTOR'S REPORT
Jeanne Jackson-Heim

Online Services
We hope by now you have had a chance to check out IREC's new online services on www.irec.idaho.gov. Our licensee search, including the ability to download information into Excel, has been up and running for several months now. We were finally able to launch our new online renewal function and other services in April.

If you haven't registered a user name and password on our site since April 24th, we encourage you to do so at your earliest convenience. (User names registered prior to April 24, 2008 will no longer work.) Registration allows licensees to look up license history, education records, and E&O insurance status. Licensees can also renew a license, change address information, and print a license. In addition, designated brokers can look up CE and E&O information for all licensees in the office.

You must disable any pop-up blockers on your computer prior to using the online renewal or Excel download functions. If you have a Google or Yahoo toolbar on your Internet browser, it is a good idea to disable those as well because they contain their own pop-up blockers. If you are using the Firefox browser, please make sure you are running the latest version of that software. For assistance with the online services, contact the IREC office at (208) 334-3285 or (866) 447-5411 (in Idaho) or e-mail info@irec.idaho.gov.

We'd love for everyone to sign up for our new e-mail newsletter. Go to www.irec.idaho.gov and click on the link to register. If you see a "security alert", do not be alarmed. The list serv is administered by the State of Idaho and is secure. We value your trust, and we promise your e-mail address will not be given away, sold, rented, or otherwise disclosed to anyone for any purpose.

Revised Agency Disclosure Brochure
The Commission has adopted a revised "blue brochure" for use effective July 1, 2008. The new agency disclosure brochure will be included with the IAR online forms, and you may order supplies of the printed brochures from IREC. The brochure was updated to include recent law changes. Please use only the July 1, 2008 version of the brochure; older editions are obsolete.

License Law Changes
There are very few changes to the license law this year. The biggest change reduces the time from 5 years to 3 years for accepting prelicense course work (*see* Mandy Frary's article on page 6 for more information). The Commission also had one rule change this year -- notices of non-compliance with the E&O insurance requirement may now be sent by regular mail, instead of certified mail. The Commission will be able to send two copies of a non-compliance notice, one to the licensee's business address and one to the home address.

E&O Insurance
Speaking of E&O insurance, Idaho license law requires all licensees to maintain E&O insurance as a condition to holding an active license. If you are licensed with an office that provides E&O insurance, and you move to an office that doesn't offer insurance, you must sign up for the Commission's group E&O policy with Rice Insurance at the time you move in order to maintain continuous coverage.

Education Fund Awards (for Use of Civil Penalty Fine Money)
The Commission has made quite a few awards of civil penalty fine money for educational purposes over the last year. If you are interested in developing a course or obtaining funds to underwrite a course offering, please submit the Education Fund Awards Application found on the IREC website. Also, keep an eye on the Commission website for information on courses in your area offered for free or reduced cost through the use of civil penalty fine money. If you would like to know where the money has been spent, a report is available on www.irec.idaho.gov.

All Payment Transactions require exact change!

Education Update

By Mandy Frary
Education Director

Education Update

Continuing Education
As a reminder, licensees are required to have 16 hours of continuing education plus a Commission CORE course to renew their active license. This means courses must be completed before you actually renew. If you renew early, courses taken before your license period expires will not count towards your next licensing period. The licensing period does not start until the 1st day of the month following your birth month. When you renew, you have to certify you have completed the appropriate amount of CE at that time. If you have not completed the required CE when you certify that you have, you are falsifying a document to the Idaho Real Estate Commission and may be subject to a penalty.

Request for Continuing Education
If you take or have taken a course that is not approved by the IREC, you can complete the Licensee's Request for Continuing Education form, which is located on the next page and on our website at www.irec.idaho.gov. Complete the form and attach the appropriate documentation which includes the course completion certificate and provider's description. Fax or mail the form and attachments to our office.

Check your Education Online
You can check your education online by logging onto our website. Recent classes may not yet be posted. Please allow 15 business days from completion. If a class is not listed, please DO NOT SEND IN YOUR CERTIFICATE. Please contact your provider first to ensure they have sent your information into the Commission. We will only accept Course Completion Certificates for certified courses if we specifically request them.

Audits
A few months after you renew your license, you may be audited for compliance with CE requirements. These are computer generated education audits and are sent out to everyone who doesn't have sufficient CE credits posted to his/her record. If you are audited, a letter will be sent to your home and office addresses with a separate letter to your broker. Please use this letter as your fax cover sheet and send in the course completion certificates verifying you have completed all your CE during your licensing period.

Approved Courses
There are currently approximately 450 courses APPROVED by the Idaho Real Estate Commission. This means we have carefully reviewed the content and found it worthy of Idaho credit based on our Approved Topics list found in Rule 402 of the Idaho Real Estate License Laws and Rules. You can visit our website www.irec.idaho.gov to view the schedules of all Idaho approved courses. Another benefit of Idaho approved courses is they will be automatically posted to your record. The provider is required to send the IREC a course completion list within 5 business days of completion. We can then import them directly into your record where you can view them online.

Designation Courses
There is a list of accepted designation courses also available for CE. Please see the complete list on page 11 of the Education and Certification Policy. If you take a course that goes towards earning any of these 22 Designations you can submit them and they will be ACCEPTED for CE. You will still need to fill out the Licensee's Request for Continuing Education Credit form and attach your Course Completion Certificate for us to enter it into your record.

Education Fund Awards
Every year the legislature allows us to spend a designated amount of the Civil Penalty fine money. This fiscal year the amount is $95,000. That money must be used solely for the DEVELOPMENT and DELIVERY of education to Idaho licensees. You can find an application on our website to apply for an award of these funds. Applications will be taken to the first available Education Council and Commission meetings for consideration.

New Law Change
Any prelicense classes completed on or after July 1, 2008 will only be valid for 3 years towards your sales or broker prelicense education requirements.

Provider Responsibilities
Our educational providers are responsible for submitting accurate class schedules to the IREC, choosing a qualified instructor, ensuring education materials, monitoring IREC attendance policy, and sending in a Course Completion List within 5 business days of the course completion. Those are then imported directly into the licensee's education record.

Course Updates
We are hoping to release a NEW Sales Association Module 1 & 2 complete with exams in July 2008. These courses have already been piloted and we are very excited for new licensees to get the most up to date and important information.

We have also been working with Boise State University and many Subject Matter Experts to completely overhaul Business Conduct and Office Operations (BCOO) as well as Brokerage Management. These still need to be piloted, but we are hoping to have them fully implemented throughout the state by the end of 2008.

Questions
If you have any education questions or concerns, we would love to hear from you. Please contact Mandy Frary, Jesama Rosensweig, or JoAnn Benavidez.

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Applications for course credit should be submitted to the Real Estate Commission office no later than sixty (60) days prior to the licensee's license renewal date.

Licensee Request for Continuing Education Credit

Idaho Code 54-2023 provides that licensees may receive continuing education credit for non-certified courses under certain conditions. Certified courses offered through certified Idaho course providers are automatically posted to your account. This form should be submitted only for courses not certified by the Commission.

*To have a non-certified course evaluated for CE credit, complete this form and submit it with **all** attachments listed below. A copy of this form will be returned to you showing credit granted. You may also log in to check your education record through the Commission's website at www.irec.idaho.gov.*

Personal Information

Your Name: _____ License #: _____

Address: _____City, State, Zip: _____

Phone: _____Email (Required): _____

List Non-Certified Courses for Which Credit is Requested:		
Title	**Hours**	**Date of Course Completion**

NOTE: Idaho law requires active licensees to complete a Commission CORE course plus 16 elective hours during each license renewal period. Licensees changing from inactive to active status must also complete this education requirement. Any course or program must be at least two (2) hours in duration. Excess hours may not be carried forward to future renewal periods.

Required Attachments

Checklist	Attachments	IREC Only
	Valid course completion certificate*, or a letter signed by the provider verifying your attendance, for each course to be considered	
	Copy of the provider's description of the course content (advertising brochure, course outline, etc.)	

*Certificates must be completed by the provider and must include your name, name of the course provider, number of hours earned, and signature of the provider's representative. **Please don't send original documents – we are unable to return them to you.**

DO NOT WRITE BELOW THIS LINE – FOR IREC USE ONLY

You were granted _____ CE elective hours toward your license renewal period ending _____, 2____.

_____ _____
Education Director Date

Keep this Individual Request with your license records for one (1) year after the date of your license renewal in case you are audited for Continuing Education compliance.

Mandy Frary, Education Director, Jeanne Jackson-Heim, Director, Jesama Rosensweig, Education Assistant

Mike Gamblin
2008 Excellence in Education Award Winner

The Commission's 2008 Excellence in Education Award was presented to Mike Gamblin, a longtime broker and the owner of Idaho Real Estate School, in recognition of his dedication to real estate education and his significant involvement in the revamping of the sales associate prelicense courses.

Instructor Development Workshop – IDW 2008
Was held on May 20-21 at the Doubletree Riverside in Boise. The 2008 Core course was previewed, and Pearson Vue presented on development of licensing exams and writing good test questions. There was also an informative "Train the Trainer" session on how people learn and ways to engage all types of students in the classroom, together with a section on how to create effective Power Point slides.

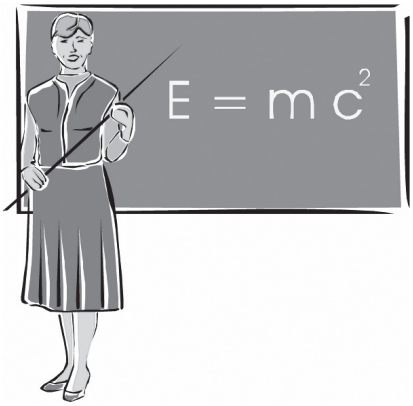
Mortgage Fraud DVD
Visit the Education page on the Commission's website (www.irec.idaho.gov) to view "Mortgage Fraud – Even in Idaho", a 21-minute video about identifying and preventing mortgage fraud. The DVD was produced in collaboration with the Dept. of Finance, Idaho Association of REALTORS®, Idaho Mortgage Lenders Association, and the Idaho Association of Mortgage Brokers. Civil penalty fine money was used for a portion of the production costs, with additional funding provided by the above entities and Rice Insurance Services Co., LLC.

NEW – Agency Disclosure Brochure – NEW
The Commission has adopted a revised blue Agency Disclosure Brochure. The new brochure is effective July 1, 2008, and supplies of the printed brochure may be ordered from the Commission office. The brochure is also included as part of the Idaho Association of REALTORS® online forms package. Please do not use previous versions of the blue brochure!

Congratulations!

Jesama Rosensweig
Administrative Assistant

Jesama was born in Wyoming and moved here in 1995. She has been with the Commission for a little over three years and was just recently promoted to the Education Assistant position. She enjoys reading and has a major shoe fetish.



DISCIPLINARY ACTIONS

Formal actions issued by the Real Estate Commission:

Corman, Barbara Mae, salesperson with Century 21 Greater Landco, in Idaho Falls, Idaho. Agreed to voluntarily surrender and permanently terminated her Idaho real estate license.

Dickerson, Jerald Wayne "Jerry", salesperson with Dickerson Land Group, LLC, in Nampa, Idaho. Stipulated to violation of Idaho Code sections 54-2045.(4) - failure to surrender consideration immediately to his broker; 54-2054.(2) - fee splitting with an unlicensed person; 54-2060.(3) - failure to account for money or property; 54-54-2060.(11) - dishonest or dishonorable dealing; 54-2060.(12) - gross negligence or reckless conduct. Final Given a Formal Reprimand; ordered to pay a $5000 civil fine and $300 in costs and attorney's fees; and his license is suspended beginning May 1, 2008 for 8 months, with 6 months withheld, provided he complies with the terms of the Final Order and commits no additional violations.

Kasten, William C. "Bill", designated broker of Idaho Real Estate Connection, in Meridian, Idaho. Stipulated to violation of Idaho Code section 54-2060.(12) - gross negligence or reckless conduct. Given a Formal Reprimand; ordered to pay a civil penalty of $500.00; 300.00 in costs and attorney fees; and required to successfully complete a live Cracking the Code course.

Mian, Tariq I., previously with Re/Max Capital City, in Boise, Idaho. Stipulated to violation of Idaho Code section 54-2060.(11) - dishonest or dishonorable dealings. Given a formal reprimand; ordered to pay a $1,000.00 civil fine due; costs and attorney fees of $300.00; and required to successfully complete either a live Ethics course or a live Cracking the Code course.

Roberts, David L., salesperson, currently inactive. Stipulated to violation of Idaho Code section 54-2002 for the unlicensed brokerage of real estate. He was given a Formal Reprimand; a 12 month withheld suspension; ordered to pay a $5,000.00 civil fine and $300.00 costs and attorney's fees; he must successfully complete a live Cracking the Code course and a live Real Estate Law course.

Simmons, Jeffrey B., salesperson with Century 21 Advantage in Idaho Falls. Stipulated to violation of Idaho Code section 54-2060.(12) - gross negligence and reckless conduct. Mitigation hearing held 10/18/07; he received revocation of his license, but the revocation withheld provided that he pay a $2,500.00 civil fine; pay actual costs and attorney's fees; and he must successfully complete an anger management class of at least 20 hours, and a live ethics or professionalism class. His license is suspended from 11/19/07 until 11/17/08, followed by a probationary period extending through November 17, 2012, and cannot be reinstated from a suspended status until all fines and fees are paid, courses completed and provided he does not further violate real estate license law. Objection to Costs and Attorney's Fees filed November 1, 2007. Objection overruled 11/29/07. Ordered to pay $5,865.96 legal fees.

Spath, Garry L., designated broker with Silverhawk Realty, in Caldwell, Idaho. Stipulated to violation of Idaho Code sections 54-2038.(1)(a) for failure to supervise his licensee, and 54-2060.(3) for failure to account. Given a formal reprimand; ordered to pay a civil fine of $500 and $300 for costs and legal fees; and must successfully complete a live Broker Management class.

Stevens, Leslie Anne, salesperson previously with Silverhawk Realty in Caldwell, Idaho. Voluntary surrender and permanent termination of her Idaho real estate license.

Tueller, Michael S., with Realty One Centre of Boise, Inc., in Boise, Idaho. Stipulated to violation of Idaho Code section 54-2086.(1)(d) - failure to disclose an adverse material fact. Given a Formal Reprimand; ordered to pay a civil fine of $1,000.00; $300 costs and attorney fees; and successful completion of a live 4 hour agency course.

Wixom, Donald D., designated broker with Re/Max Advantage, in Nampa, Idaho. Stipulated to violation of Idaho Code sections 54-2038.(1)(a) - failure to supervise a licensee; and 54-2038.(1)(b) - failure to review and approve transaction documents. Given a Formal Reprimand; ordered to pay a $750.00 civil penalty fine and $300 costs and attorney's fees; and must successfully complete a live Business Conduct and Office Operations course.

^^^

New Online Services

Please register with IREC's New Online Services by going to www.irec.idaho.gov.

On IREC's home page you will see a line that states "New IREC Online Services have arrived! Register "HERE".

- Click on the word "HERE". (Clicking on the word "HERE" will take you to the registration page.)
- Fill in the form. Every field is required.
- Once the form is filled out, click on the button at the bottom left hand corner of the page "Create Account". (You will be directed to a Thank You page.)
- Within a half hour you should receive an e-mail with your password, at the e-mail address you provided to create the account. (If you don't, check your junk mail folder.)
- Once you have received your password, you can go to the Online Services page and log in.
- To log in, go to the Licensee Search and Online Services page by clicking the button on the top of the home page that says "Licensee Search and Online Services".
- On the Online Services page, you will see a place on the top right hand side to enter your username and password and a button to click to log in.

There you will be able to check your fingerprint status, education, errors and omission insurance records and license history. You will also be able to change your address, renew your license and print a license.

You must have pop-ups and cookies enabled, and you must have Adobe Flash installed on your computer.

If you have problems registering, go to IREC's home page at www.irec.idaho.gov. (There you will see a line that states, "Problems with signing up for our new services? Click Here." By clicking on the highlighted words "Click Here" you will be taken to a link that will help you further with signing up.) If you still need assistance, please call IREC at 208-334-3285.

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

Sweeney, Tamra J. – Coldwell Banker Tomlinson Associates, in Lewiston - $250
Williams, Clyde Eugene – AhomeCoach.com, in Nampa - $500
Wilson, Reed K. – Champion Real Estate LLC, in Pocatello - $500*
Winnicky, Douglas J. – Outback Realty LLC, in Island Park - $1,000
Wise, Katherine – Idaho Properties GMAC, in Boise - $250*

^^^

By Don Morse
Investigator

Play it Smart, Know Your Renewal Dates

Your driver's license will expire this month; does the driver's licensing office call to remind you to renew your driver's license?

It is tax time, AGAIN!!! Does Uncle Sam call to remind you to file your tax return by April 15?

A new year is fast approaching, does the Idaho Department of Fish & Game call to give you a heads up to purchase a new fishing or hunting license?

The answer is **NO!** As a real estate licensee, it is ultimately your responsibility to ensure that your real estate license and Errors & Omissions insurance are renewed on time. A licensee also needs to monitor his continuing education to ensure he has the required credits to renew his license. A licensee must have 16 hours of elective education and the Commission Core class before renewing a license. A licensee has a two year period to acquire the required continuing education.

Please, Please, Please, don't wait until the last minute to take all your continuing education. Don't be a gambler and take a chance of filing a false application if you have not completed your education requirements. This is a huge mistake in judgment which could lead to a violation and a substantial civil penalty fine plus costs and attorney's fees.

A licensee who does not pay attention to her renewal dates is not practicing good business. Licensees can take a big hit in their pocketbook if they don't take the required education or make the necessary renewals on time.

A licensee's late license renewal could cost from $150 to $750 in fines for those who worked on an inactive license. Renewing your license without the required CE credits has a base fine of $500 and can be increased based on the licensee's situation. The minimum penalty for not maintaining Errors and Omissions insurance is $100 and since October 2007, when the State policy renewed, there have been 678 licensees fined a total of $73,600.

Do yourself a favor and be aware of your renewal dates and continuing education situation. Utilizing the Commission's online services can help a licensee renew her license, change her contact information, view her education record and license history, and view the status of her E&O insurance.

Play it smart and be accountable to yourself and your real estate career. Be a professional and take care of your business in a business like manner and keep your hard earned money in your own pocket. Take a few minutes to update your planner with all your renewal dates and remember to take your continuing education classes early.

PAY YOUR E&O INSURANCE PREMIUM ON TIME!

By Cindy Rice Grissom.

Idaho requires that all active real estate licensees carry and maintain errors and omissions insurance. If you do not pay your premium timely, the Commission may place your license on inactive status or impose a fine for failure to comply with the mandatory insurance requirement. Also, you may lose a valuable feature of the group program – your **retroactive date** and any **prior acts coverage** - if you do not renew your coverage promptly.

Your retroactive date is the date you first obtained real estate errors and omissions insurance coverage and since which time you have been continuously insured. It is very important that you maintain continuous coverage in order to preserve your retroactive date.

The group policy provides limited protection for past professional acts. Prior acts coverage is determined by your retroactive date. A Claim involving your past acts may be considered for coverage so long as the error, omission or negligent act took place after the retroactive date of your coverage.

If you discover that you have missed timely renewal and do not have continuous coverage, call RISC immediately and see if you qualify for reinstatement of your coverage back to the inception of the policy period. This will avoid a break in coverage and loss of your retroactive date. However, this procedure does not impact the licensee's failure to comply with the mandatory insurance guidelines established by the Idaho Real Estate Commission and you may be subject to discipline for this failure.

Fines for failure to maintain errors and omissions insurance coverage range from $100 to $5,000.
Always pay your premium on time to avoid a break in coverage, protect yourself from uncovered Claims and avoid disciplinary action.

Licensees who do not renew their coverage timely may lose any previously established retroactive date. Those licensees will have as an effective date the actual date Rice Insurance Services Company, LLC ("RISC") receives and accepts the premium.

This information is for illustrative purposes only and is not a contract. It is intended to provide a general overview of the products and services offered. Only the policy can provide the actual terms, coverages, amounts, conditions and exclusions. This program is only available in Idaho.

By Clorissa Cintorino
Inspector

ESCHEAT

Have you ever been stuck holding earnest money that is apparently abandoned? You tried to get the parties to sign mutual release forms, but that failed. You felt uncomfortable deciding who should get the earnest money, and the parties never went to court. Now one or both of the parties are missing and you don't know what to do. The escheat process might be a viable option for you.

"Escheat" is an archaic-sounding word, the meaning of which eludes many people, even though they may have heard it used in connection with real estate.

Escheat is when the title to property is transferred to the state, making the state the legal owner. Escheat dates back to English common law and is still used today in Idaho law. Escheat can be used if property goes unclaimed and its owner cannot be found. That property could, for example, be an unclaimed paycheck. Should the owner resurface, the property would be his or hers by right.

As a broker you must make an effort to find the owner of the unclaimed money and show documentation of doing so. The broker holding the unclaimed earnest money is required to account for the money for 7 years. The money must be held in a real estate trust account on a pending or open ledger. The broker must hold the file open until money is claimed or sent to the state and the ledger card must be noted with this information.

If the broker does not find the owner of unclaimed earnest money after 7 years of accounting for it, the earnest money can escheat to the State Tax Commission. They will hold on to it for 10 years and do their best in finding the owner of the unclaimed money. After that ten year period the state will keep the money.

In order to send the unclaimed earnest money to the State, a broker must set up an account at the Idaho Tax Commission on their website Tax.idaho.gov, or for more information call them at (208) 334-7623; (800) 972-7660 EXT 7623. You will need to fill out forms UP-1 and UP-2 and send them in with a check for the unclaimed earnest monies.

Honor Roll

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

Jude Gary, Metropolitan Real Estate, Inc.
Beverley Ross, Bev Ross Realty
David Waldo, Waldo Insurance, Inc: Waldo Real Estate
Todd Wardle, BR Brokerage
Gary Bates, Michener Investments LLP
Nathan Brumley II, Heraland & Associates Inc.
Mary Hill, Hill Real Estate Agency
Jim Townsend, Mountain Valley Properties LLC
Jim Townsend, Mountain Valley Real Estate LLC
Blake Mayes, Capitol City Property Management Inc: Capitol City REALTORS(R)
James Swank, Jim Swank Real Estate
Carla Shockey, Advantage 1 Realty, LLC
Koelean Lytle, Century 21 Greater Valley Properties, Inc.
Tonya Backus, Magic Valley Realty, Inc.
Darsi Johnson, The Home Connection LLC: ERA The Brokerage
Kelly Fisher, The Network Real Estate Group LLC
Gail Byers, Gail Byers Real Estate
Heidi Baldwin, Clear Creek Real Estate LLC

Century Pacific, L. P., (Sean Campbell Mathewson**,** designated broker) in Seattle, Washington. $110
Chalberg, Thomas W., designated broker in Boise, Idaho. $100
Chambers, Gwen, salesperson in Spokane, Washington. $100
Chavez, Agapita, salesperson in Ketchum, Idaho. $100
Chopko, Nancy E., salesperson in Nampa, Idaho. $100
Christensen, Natilie, salesperson in Saint Maries, Idaho. $100
Christian, Shawn Red, designated broker in Nampa, Idaho. $100
Christiansen, Tom, salesperson in Boise, Idaho. $100
Clark, Doris A., associate broker in Lewiston, Idaho. $100
Clark, Sean, salesperson in Wilson, Wyoming. $100
Clark, Chad, salesperson in Meridian, Idaho. $100
Clay, Brenda, salesperson in Meridian, Idaho. $100
Cluff Real Estate Inc., (Todd Cluff, designated broker) in Donnelly, Idaho. $150
Coffey, Terence, designated broker in Denver, Colorado. $100
Columbia Village Realty, (Dewey Rowland, designated broker) in Boise, Idaho. $160
Colvard, Charles, salesperson in Boise, Idaho. $100
Colwell, Sara, designated broker in Hailey, Idaho. $100
Concannon, Linda, salesperson in Meridian, Idaho. $100
Copeland, Jeff Kirk, salesperson in Idaho Falls, Idaho. $100
Corbett, Allan, designated broker in Shelley, Idaho. $100
Crawford, Patrick L., designated broker in Boise, Idaho. $100
Cronrath, Anthony, salesperson in Boise, Idaho. $100
Crowley, Mike, salesperson in Meridian, Idaho. $100
Crumley, DeAnne, salesperson in Eagle, Idaho. $100
Cunningham, Jerry James, salesperson in Meridian, Idaho. $100
Curtis, Maryann, salesperson in Nampa, Idaho. $100
Curtis, Dennis R., salesperson in Burley, Idaho. $100
Dale, Mark, salesperson in Boise, Idaho. $200 for **second time violation**
Dale, James A., salesperson in Boise, Idaho. $100
DeBoard, Bobbi, salesperson in Twin Falls, Idaho. $100
Dewsnup, Melvin Leland, salesperson in Rigby, Idaho. $100

Di Lucca, Steven B., salesperson in Twin Falls, Idaho. $100
Dildine, Brent, designated broker in Boise, Idaho. $100
Dion, Jonathan, salesperson in Moscow, Idaho. $100
Dixon, Michael D., designated broker in Boise, Idaho. $100
Dizdarevic, Rizah, salesperson in Boise, Idaho. $100
Doherty, Sheila M., salesperson in Eagle, Idaho. $100
Dohm, Jon Patrick, salesperson in Post Falls, Idaho. $100
Donnelly Idaho Realty, (Richard N. Carr, designated broker) in Donnelly, Idaho. $130
Donovan-Haggett, Sherrie, salesperson in Boise, Idaho. $100
Doolittle, Ken, designated broker in Meridian, Idaho. $100
Doughty, Paul, associate broker in Boise, Idaho. $100
Doughty, Kelly M., salesperson in Boise, Idaho. $100
Drinkall, Darren, salesperson in Boise, Idaho. $100
Dublin, Timothy, salesperson in Eagle, Idaho. $100
Duenas, Aurelia, salesperson in Middleton, Idaho. $100
Dunford, Joseph W., designated broker in Pocatello, Idaho. $100
Dupper, Edward, salesperson in Boise, Idaho. $100
Duvall, Steve, salesperson in Spokane, Washington. $100
Dzaferovic, Sedija, salesperson in Meridian, Idaho. $100
Eagan Real Estate, (Timothy D. Eagan**,** designated broker) in Ketchum, Idaho. $130
Eakes-Cook, Jennifer, salesperson in Boise, Idaho. $100
East Idaho Realty, Inc., (Allan Corbett**,** designated broker) in Shelley, Idaho. $100
Edward, Robert W., designated broker in Idaho Falls, Idaho. $200 for **second time violation**
Edwards, Steve, salesperson in McCall, Idaho. $100
Egbert, Max, salesperson in Rexburg, Idaho. $100
Ellett, Crystal Leigh, salesperson in Jackson, Wyoming. $100
Ellett, Andrew, salesperson in Jackson, Wyoming. $100
Ellis, Curtis L., salesperson in Boise, Idaho. $100
Emerich, Tammy, salesperson in Boise, Idaho. $100
Epeldi, Heather L., salesperson in Nampa, Idaho. $100
Erlebach, Shaun T., salesperson in Nampa, Idaho. $100
Evans, Kim, salesperson in Meridian, Idaho. $100
Evans, James, M., designated broker in Hailey, Idaho. $100

Evans, L. Arlene, salesperson in Boise, Idaho. $100
Everett, Hortense, salesperson in Boise, Idaho. $100
Fadden, Julie Rae, salesperson in Meridian, Idaho. $100
Falter, Brandon, salesperson in Blackfoot, Idaho. $100
Fanchette, Rebecca M., salesperson in American Falls, Idaho. $100
Faris, Scott, salesperson in Boise, Idaho. $100
Farm & Home Real Estate & Insurance, (Russell "Rusty" Parker**,** designated broker) in Shoshone, Idaho. $120
Farmer, Glen "Doug", salesperson in Jerome, Idaho. $100
Farmer, Clint, salesperson in Island Park, Idaho. $100
Farris, Ross, salesperson in Boise, Idaho. $100
Featherstone, Anna, broker in Meridian, Idaho. $200 for **second time violation**
Ferney, Curtis L., designated broker in Rexburg, Idaho. $100
Figueroa, Ernesto, salesperson in Eagle, Idaho. $100
Finch, Debra, salesperson in Ketchum, Idaho. $100
Finn, Joan, salesperson in Council, Idaho. $100
Floyd, Mary Gail, designated broker in Meridian, Idaho. $100
Foreman, Maria, associate broker in Moscow, Idaho. $100
Franden, John S., salesperson in Eagle, Idaho. $100
Frazell, Ronald C., salesperson in Idaho Falls, Idaho. $100
Freedom West Realty, (Scott A. Robertson, designated broker) in Eagle, Idaho. $140
Freeman, Joseph, salesperson in Boise, Idaho. $200 for **second time violation**
Freeman, John, salesperson in McCall, Idaho. $100
Frei, Alfred Merlin, salesperson in Idaho Falls, Idaho. $100
Frei, Melody, salesperson in Boise, Idaho. $200 for **second-time violation**
Frickey, Robin, salesperson in Boise, Idaho. $100
Fritts, Lucas Adam, salesperson in Payette, Idaho. $100
Froerer, Gage, designated broker in Ogden, Utah. $100
Frost, Lauri A., salesperson in Hailey, Idaho. $100
Fuentes, Humberto, salesperson in Boise, Idaho. $100
Fulbright, Dwayne, salesperson in Meridian, Idaho. $100
Funke, Daryl Kurtis, salesperson in Boise, Idaho. $100
Gailey, Janette S., associate broker in Garden City, Utah. $100
Gairdner, Robert T., broker in Hailey, Idaho. $100
Gamblin, Mike, designated broker in Boise, Idaho. $100
Garay, Michael, salesperson in Nampa, Idaho. $100
Garrett, Michael B., salesperson in Boise, Idaho. $100
Garvey, Shaylen Sumner Marcus,

salesperson in Spokane, Washington. $100
Garvey, Gerald Patrick, salesperson in Spokane, Washington. $100
Gary IV, Jude Perrin, salesperson in Boise, Idaho. $100
Gaylord, Hannah Grace, salesperson in Pocatello, Idaho. $100
Gentillon, Tracy, salesperson in McCall, Idaho. $100
Gier, Debora, designated broker in Boise, Idaho. $100
Giles, Chip, salesperson in Caldwell, Idaho. $100
Gilliland, Vlada, salesperson in Boise, Idaho. $100
Gilstrap, Tammy Lynn, salesperson in Nampa, Idaho. $100
Given, Chris I., salesperson in Nampa, Idaho. $150
Global Referral Alliance, (Phyllis Rodriguez**,** designated broker) in Boise, Idaho. $120
Goins, David, salesperson in Boise, Idaho. $100
Goodman, Sherri K., salesperson in Salmon, Idaho. $100
Goodwin, Tammy, salesperson in Mountain Home, Idaho. $100.
Gradney, Jacquline, salesperson in Meridian, Idaho. $100
Graver, Timothy, designated broker in Garden City, Idaho. $100
Gray, Paul F. salesperson in Ross, California. $150
Gray, Steven, designated broker in Spirit Lake, Idaho. $100
Green, Richard "Rick", designated broker in Hailey, Idaho. $100
Greenawalt, Steven S., salesperson in Hailey, Idaho. $100
Greenfield, Stephanie, salesperson in Donnelly, Idaho. $100
Green-Kent, Patricia Sue, broker in Palouse, Washington. $100
Griffith, Julie, associate broker in Blackfoot, Idaho. $100
Griffith, Bill J., designated broker in Moab, Utah. $100
Groom, Preston, salesperson in Rexburg, Idaho. $100
Grossman, Caryn, salesperson in Twin Falls, Idaho. $100
Guest, Kyra, salesperson in Las Vegas, Nevada. $100
Guglielmo, Ginger R., designated broker in Soquel, California. $100
Gundersen, Pamela H., associate broker in Price, Utah. $100
Hadden, Craig, designated broker in Shoshone, Idaho. $100
Hall, Eric E., salesperson in Hailey, Idaho. $100
Hall, William Larkin, salesperson in Boise, Idaho. $100
Halley, Mark D., salesperson in Boise, Idaho. $100
Halstead Properties, Inc., (Rudy Lindbloom**,** designated broker) in Meridian, Idaho. $110
Halter, Elizabeth, limited broker in Irwin, Idaho. $100
Hancock, Robert Mark, salesperson in Rexburg, Idaho. $100
Hansel, Larry, salesperson in Caldwell, Idaho. $100
Hansen, Andrea, salesperson in Eagle, Idaho. $100
Hanson, Nataly N., salesperson in Maricopa, Arizona. $100
Hardy, Stacey, salesperson in Meridian, Idaho. $100
Harker, Joseph B., salesperson in Rexburg, Idaho. $100
Harris, Nancy L., salesperson in Boise, Idaho. $100
Hart, Randy A., salesperson in Meridian, Idaho. $100
Hartung, Sara, salesperson in Donnelly, Idaho. $100
Hauck, Brenda Lee, salesperson in Coeur d'Alene, Idaho. $100
Hayes, John Ralph, salesperson in Malad City, Idaho. $100
HDR Engineering, Inc., (James Prossick, designated broker) in Bellevue, Idaho. $120
Heinzen, Robert, salesperson in Boise, Idaho. $100
Hemphill III, Charles T. , salesperson in Boise, Idaho. $100
Hendrix, Marlin, designated broker in Rancho Mirage, California. $100
Herbert, Kelli, salesperson in Eagle, Idaho. $100
Hernandez, Dan, salesperson in Boise, Idaho. $200 for **second time violation**
Herrick, Steven, salesperson in Boise, Idaho. $100
Hetrick, Budd, salesperson in Lewiston, Idaho. $100
Hibbs, Kristin, designated broker in Wilder, Idaho. $100
Hibbs & Company Realty, (Kristin Hibbs**,** designated broker) in Wilder, Idaho. $110
Hoyt, Ralph, designated broker in Hailey, Idaho. $100
Hickman, Marshall D. salesperson in Nampa, Idaho. $100
Hicks, Tom, salesperson in Boise, Idaho. $100
Hicks, Paul, salesperson in Boise, Idaho. $100
Hobson, Jeff, salesperson in Boise, Idaho. $100
Holdeman, Lyndon, salesperson in Meridian, Idaho. $100
Holladay, E. Wayne, designated broker in Rexburg, Idaho. $200 for **second time violation**
Hollett, Graham, salesperson in Boise, Idaho. $100
Hon, Michael, designated broker in Eagle, Idaho. $100
Hopkins Financial Services, (Randy H. Hopkins, designated broker) in Meridian, Idaho. $100
Hoving, Donna, salesperson in Hailey, Idaho. $100
Howard, Gregory Scott, designated broker in Boise, Idaho. $100
Howell, Dallin Eugene, salesperson in Rexburg, Idaho. $100
Hoyd, Allison Dawn, associate broker in Meridian, Idaho. $100
Hoyd, Brad, salesperson in Meridian, Idaho. $100
Huber, Ashlee Erin, salesperson in Boise, Idaho. $200 for **second-time violation**
Hudson, Holli, salesperson in Meridian, Idaho. $100
Hunt, Nancy, salesperson in Boise, Idaho. $100
Hunt, Ashley, salesperson in Pocatello, Idaho. $100
Hunter, Laraine D., designated broker in Spokane, Washington. $100
Hurn, Angela J., salesperson in Nampa, Idaho. $100
Hutchins, Samuel David, designated broker in Twin Falls, Idaho. $100
Hutton, Nathan, salesperson in Boise, Idaho. $100
Idaho Home Network, (Philip Horton, designated broker) in Nampa, Idaho. $110
Idaho Properties Commercial Real Estate LLC, (Clarence Gaylord, designated broker) in Boise, Idaho. $110.
Intermountain West Realty & Development Inc., (Daniel Riess**,** designated broker) in Nampa, Idaho. $120
J P Real Estate PC, (John Phillip Morley, designated broker) in Logan, Utah. $110
Jackson, David, salesperson in McCall, Idaho. $200 for **second-time violation**
Jacobsen, Matthew T., salesperson in Boise, Idaho. $100
Jacobsen, Donna L, associate broker in Boise, Idaho. $100
Jago, Leslee, salesperson in Jerome, Idaho. $100
James, Matt, salesperson in Harrisville, Utah. $100
James, Douglas F., salesperson in Eagle, Idaho. $100
Jappe, William B. "Bill", designated broker in Dillon, Montana. $100
Jennings, Aliyah, salesperson in Boise, Idaho. $100
Jensen, David L., associate broker in Boise, Idaho. $100
Jensen, Jacqueline, salesperson in Island Park, Idaho. $100
Jensen, Nick, salesperson in Pocatello, Idaho. $100
Johnson, Kathleen U., salesperson in Garden City, Utah. $100
Johnson, Ronald F., salesperson in Idaho Falls, Idaho. $100
Johnson, Daniel J., salesperson in Boise, Idaho. $100
Johnson, Kelley, salesperson in Boise, Idaho. $100
Johnston, Samuel, salesperson in Boise, Idaho. $100
Jones, Jeannie K., salesperson in Boise, Idaho. $100
Jones, Judith, salesperson in Boise, Idaho. $100
Jones, Christopher S., salesperson in

The Idaho Real Estate Commission Welcomes Our Newest Staff Members

Mandy Frary
Education Director

Mandy is the new Education Director for IREC. she came to us from Moscow, Idaho where she worked as a licensed REALTOR, focusing in commercial real estate. She has a B.S. degree in Education from the University of Idaho and has owned and /or managed multiple businesses since then. She is excited to work with the instructors, providers and licensees to ensure everyone gets the best real estate education possible!

JoAnn Benavidez
Office Specialist II

JoAnn is the newest member of the Education Department. She was born and raised in Rupert, Idaho. She brings with her a multi-faceted experience in the Business Administration field from such areas as the INEL, Contracting, the Court system, and the Idaho Education system as well as the Blood Banking business. Her number one love is the computer field.

Clorissa Cintorino
Inspector

Clorissa is a native of Idaho. She enjoys camping, fishing, hiking, spending time with friends and with her two beloved cats. Her love for real estate brought her to the Commission and says she has learned a lot about real estate law since joining the IREC team. She previously worked as a licensed real estate salesperson for five years. She looks forward to traveling the state meeting the brokers and salepeople during her audit reviews.

Kelly England
Office Specialist II

Kelly was born in Nevada and has a passion for photography, fishing and animals. She also enjoys spending time with her Fiancee. She graduated High School in 1999 and moved to Boise to attend BSU where she graduated in May of 2007 with 2 business degrees.
GO BRONCOS!!!

Agency Disclosure Brochure
(Blue Brochure)

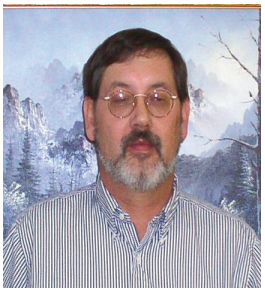
Is available for purchase!

http://www.irec.idaho.gov/forms/ree094.pdf

Twin Falls, Idaho. $100
Jones, Ross, salesperson in Boise, Idaho. $100
Julian – Ralls, Dorothy, associate broker in Montpelier, Idaho. $100
Kaestner, Denise M., salesperson in Sandpoint, Idaho. $100
Kalleen, Kelly, salesperson in Meridian, Idaho. $100
Kauf, Patti L., designated broker in Driggs, Idaho. $200 for **second time violation**
Kearns, Fran, salesperson in Boise, Idaho. $100
Keck, Jacob M., salesperson in Potlatch, Idaho. $100
Kelley, Dennis L., designated broker in Boise, Idaho. $100
Kelley, Marla, salesperson in Middleton, Idaho. $100
Kerfoot, Amy, salesperson in Boise, Idaho. $100
Kibler, Sheila, salesperson in McCall, Idaho. $100
Kiel, Jeannie, salesperson in Ketchum, Idaho. $100
Kindall, Jill, salesperson in Nampa, Idaho. $100
Kin-Kelson, Thor, salesperson in Boise, Idaho. $100
Kinsey, J. Robin, salesperson in Mackay, Idaho. $100
Kissee, Charles N., salesperson in Boise, Idaho. $100
Knickerbocker, Ginger, salesperson in Boise, Idaho. $100
Knight, Aaron, salesperson in Coeur d'Alene, Idaho. $100
Knipe, Brian D., salesperson in Boise, Idaho. $100
Knipe Land North, LLC, (John Knipe, designated broker) in Boise, Idaho. $110
Knoch, John, salesperson in Star, Idaho. $100
Koller, Marie L., associate broker in Donnelly, Idaho. $100
Korstad, Bruce, designated broker in Boise, Idaho. $200 for **second time violation**
Krausch, Kayla C. Obray, salesperson in Kuna, Idaho. $100
Kroetch, Joseph, salesperson in Coeur d'Alene, Idaho. $100
Kuehn, James M., salesperson in Hailey, Idaho. $100
Kunz, Debra H., designated broker in Saint Anthony, Idaho. $100
Kunz, Shane, salesperson in Saint Anthony, Idaho. $100
Kunz, Dominick "Nick", salesperson in Saint Anthony, Idaho. $100
Kunz, Jube, salesperson in Saint Anthony, Idaho. $100
Kunz, Kyle, salesperson in Rexburg, Idaho. $100

Kvarfordt, Mitchell D., salesperson in Idaho Falls, Idaho. $100
L P Link Assoc. Inc., (Joyce E. Link, designated broker) in Hayden, Idaho. $370
La Peter II, Alfred, designated broker in Boise, Idaho. $100.
LaCedra, Calvin, salesperson in Boise, Idaho. $100
Lackey, Quentin, designated broker in Pocatello, Idaho. $100
Lager, Courtnie, salesperson in Boise, Idaho. $150
Lair, Mary Helen, designated broker in Big Timber, Montana. $100
Lamb, Shannon, salesperson in Salmon, Idaho. $100
Lamm, Tama Selekof, associate broker in Cambridge, Idaho. $100
Lancaster, Gretchen, broker in Eureka, Montana. $100
Lane, Sandra Lynne, salesperson in Sandpoint, Idaho. $100
Larison, Jan, salesperson in Caldwell, Idaho. $100
Latta, Steve, salesperson in Burley, Idaho. $100
Lau, Michael, designated broker in Draper, Utah. $100
Laursen, Dana Marie, associate broker in Boise, Idaho. $100
Leavell, Rick, salesperson in Boise, Idaho. $100
Leavell, Alonzo B., associate broker in Bellevue, Idaho. $100
Lemas, Nancy K., designated broker in Boise, Idaho. $100
Lentz, Mike, salesperson in Sandpoint, Idaho. $100
Lete, Inaki, salesperson in Nampa, Idaho. $100
Lewis, Angela "Angie" salesperson in Caldwell, Idaho. $100
Lindbloom, Rudy, designated broker in Meridian, Idaho. $100
Lloyd, Jason, salesperson in Meridian, Idaho. $100
Logue, Jacob Denver, salesperson in Boise, Idaho. $100
Lombardo, Carey, salesperson in Eagle, Idaho. $100
Longnecker, Sarah Ann, salesperson in Boise, Idaho. $100
Lopez, Silvia J., salesperson in Meridian, Idaho. $100
Loverde, Guillermo L. "Bill", salesperson in Meridian, Idaho. $100
Lowe, Mari M., salesperson in Boise, Idaho. $100
Lukomsky, Vladimir, sales person in Boise, Idaho. $250
Lundblad, Kurt, salesperson in Coeur d'Alene, Idaho. $100
Macauley, Sean, salesperson in Victor, Idaho. $100
Maclay, Michael Scott, salesperson in Post Falls, Idaho. $100
Mahaffey, C. Lloyd, salesperson in Meridian, Idaho. $100

Maher, Lauri, designated broker in Ketchum, Idaho. $200 for **second time violation**
Maier, Cindy, salesperson in Boise, Idaho. $100
Maile IV, Thomas G., designated broker in Eagle, Idaho. $100
Majors, Sandra, salesperson in Boise, Idaho. $100
Mann, Deborah, "Debi", salesperson in Boise, Idaho. $100
Marang, Gloria, salesperson in Nampa, Idaho. $150
Mared Properties, LLC, (Mary Gail Floyd, designated broker) in Meridian, Idaho. $110
Martin, Leslee, salesperson in Idaho Falls, Idaho. $100
Martinez, Joseph, salesperson in Meridian, Idaho. $100
Mathewson, Sean Campbell, designated broker in Seattle, Washington. $100
Matson, Kevin L., designated broker in Huntington Beach, California. $100
Mayer, Mac R., designated broker in Boise, Idaho. $100
McAffee, Jenny, salesperson in Boise, Idaho. $100
McAmis, Melissa Ann "Missy", designated broker in Cora, Wyoming. $100
McCabe, William H. "Bill", designated broker in Eagle, Idaho. $100
McCarron, Weston, salesperson in Jerome, Idaho. $100
McCarthy, John R., salesperson in Boise, Idaho. $100
McCloud, Chad, salesperson in Boise, Idaho. $100
McCombs, Jennifer, salesperson in Twin Falls, Idaho. $100
McConnell, Suzanne, salesperson in Shoshone, Idaho. $100
McCready, George D., salesperson in Council, Idaho. $100
McCurdy, Jason, salesperson in Twin Falls, Idaho. $100
McDaniel, Roxy, salesperson in Coeur d'Alene, Idaho. $100
McDonald, Diane Lucille, salesperson in Boise, Idaho. $100
McDougal, Bradley, salesperson in Logan, Utah. $100
McDougall, Robert, salesperson in Boise, Idaho. $100
McFarland Donald, designated broker in Boise, Idaho. $100
McKinlay, Kelly, salesperson in Blackfoot, Idaho. $100
McKinley, Dennis E., associate broker in Boise, Idaho. $150
McLauchlin, Rosemarie, salesperson in Boise, Idaho. $100
McNee, Ann Goodwin, salesperson in Ketchum, Idaho. $200 for **second-time violation**
McNett, Michael Max, broker in Liberty Lake, Washington. $100
Meacham, Georgia, salesperson in Idaho Falls, Idaho. $100
Meacham, Kimberly, salesperson in Meridian, Idaho. $100
Meads, Jacquelyn, salesperson in Garden City, Utah. $100
Meisenheimer, Cory, salesperson in



Licensing Supervisor
Neal Bernklau

Information from the Licensing Department

Any broker opening his/her own office, including out-of-state applicants or a company changing brokers, will have to certify that the new Designated Broker has taken the Business Conduct and Office Operations (BCOO) course within 3 years of the application date.

New branch managers must be associate brokers and must certify they have taken the BCOO course within 3 years of application as a branch manager.

Errors & Omissions Insurance

HOT..... HOT..... HOT.....

A reminder to those licensees having Group E&O Insurance with Rice Insurance Services Company (RISC) -- your policy is due for renewal by October 1, 2008. Renewal notices will be mailed out to all individuals to their licensed business address around mid August 2008. The annual premium will be **$165**. You will be able to renew your E&O insurance either by mail or on the Internet at **http//www.risceo.com** between August 15 and October 1, 2008. Starting October 2, 2008, licensees who have not purchased E&O will have to complete the Late E&O renewal agreement. Licensees who fail to purchase insurance prior to October 1, 2008 will be subject to fines and penalties even if RISC backdates the policy.

Bottom Line is:
No insurance on October 2, 2008 = Fines…

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!

December 2007 - Dan K. Mader, SP34143, a salesperson, Coldwell Banker Tomlinson Associates, Lewiston

January 2008 - Michael James Brawner, DB34121, a designated broker, Santa Fe, CA

February 2008 - Cathy Locatelli, SP11597, a salesperson, Idaho Land Company, Montana

March 2008 - Naoma Adaline Bondurant, AB28343, a associate broker, Lake Country Real Estate, Sandpoint

April 2008 - Jill C. Smith, SP29699, a salesperson, Hayden

May 2008 - Scott Stewart, DB17323, a designated broker, Cornerstone Brokers, Eagle

Boise, Idaho. $100
Melin, Whitney, salesperson in Ketchum, Idaho. $100
Mendoza, Patricio, E., salesperson in Boise, Idaho. $100
Mercer, James Arthur "Jim", designated broker in Billings, Montana. $100
Merrill, Andrea salesperson in McCall, Idaho. $100
Merritt, Kathi, associate broker in Boise, Idaho. $200 for **second time violation**
Metcalf, Karen A., designated broker in Sandpoint, Idaho. $100
Middleton, William, designated broker in Boise, Idaho. $200 for **third time violation**
Mike Gamblin Real Estate, (Mike Gamblin, designated broker) in Boise, Idaho. $170
Mikelson, Regina "Gina", salesperson in Eagle, Idaho. $100
Miller, Brent, designated broker in Middleton, Idaho. $100
Mills, Brittany S., salesperson in Boise, Idaho. $100
Minert, David "Ryan", salesperson in Meridian, Idaho. $100
Mitchell, Patricia Ann, associate broker in Boise, Idaho. $100
Mitchell, Jacob D., salesperson in Boise, Idaho. $100
Molenaar, Adrianne, salesperson in Boise, Idaho. $100
Momchilovich, Jan Elise, salesperson in Jackson, Wyoming. $100
Moncur, Gregory N., salesperson in Boise, Idaho. $100
Montalbo, Angel, salesperson in Boise, Idaho. $100 .
Montgomery, Scott, salesperson in Wilson, Wyoming. $100
Moore, Dwayne C., designated broker in Jackson, Wyoming. $100
Morgan, Mary Ann, salesperson in Boise, Idaho. $100
Mori, Ulysses, salesperson in Eagle, Idaho. $100
Morrow, Ed, salesperson in Spokane, Washington. $200 for **second-time violation**
Mountain Real Estate, (Gregory G. Blake, designated broker) in Bellevue, Idaho. $140
Mower, Douglas John, salesperson in Idaho Falls, Idaho. $100
Munson, Vickie, associate broker in Ogden, Utah. $100
Munson, Ron, salesperson in Ogden, Utah. $100
Murphy, Lois K., salesperson in Horseshoe Bend, Idaho. $150
Murray III, William Dukes, designated broker in Wilson, Wyoming. $200 for **second time violation**
Musick, Nita D., salesperson in Eagle, Idaho. $200 for **second-time violation**
Mutz, Marc, salesperson in Ketchum, Idaho. $100
Nagel, Diane Louise, designated broker in Price, Utah. $100
Nagle, Sandra K., designated broker in Saint Maries, Idaho. $200 for **second time violation**
Nagle, Ashlie, salesperson in Saint Maries, Idaho. $100
Needham, James, salesperson in Boise, Idaho. $100
Nelson, Steven L., salesperson in Twin Falls, Idaho. $100
Neubauer, Cheri, salesperson in Mountain Home, Idaho. $100
New, Daryl C., salesperson in Boise, Idaho. $100
Nguyen, Can, salesperson in Boise, Idaho. $100
Nguyen, Jim, salesperson in Boise, Idaho. $100
Niblett, Brian, salesperson in Caldwell, Idaho. $100
Nichols, Jerry, salesperson in Boise, Idaho. $100
Nichols, Lisa, salesperson in Nampa, Idaho. $100
Nicholson, John S., salesperson in Boise, Idaho. $100
Nick, Nancy E., salesperson in Coeur d'Alene, Idaho. $100
Nielsen, William H., salesperson in Caldwell, Idaho. $100
O'Dell, Gary W., salesperson in Kuna, Idaho. $100
O'Dowd, Megan, salesperson in Moscow, Idaho. $100
O'Morrow, Brian A., salesperson in McCall, Idaho. $100
Odiaga Jr., John, salesperson in Jerome, Idaho. $200 for **second-time violation**
Olsen, Sara, salesperson in Orem, Utah. $100
Ornelas-Hammond, Maria Dolores , salesperson in Boise, Idaho. $100
Orr, Gary, salesperson in Bellevue, Idaho. $100
Osloond, Joseph P., salesperson in Meridian, Idaho. $100
Packer, David A., salesperson in Salt Lake City, Utah. $100
Palmer, Carla, salesperson in Boise, Idaho. $100
Paragon Properties, LLC, (James M. Evans, designated broker) in Hailey, Idaho. $130
Park, April, salesperson in Meridian, Idaho. $100
Parker, Russell, "Rusty", designated broker in Shoshone, Idaho. $200 for **second time violation**
Parsons, Daren C., salesperson in Sandpoint, Idaho. $100
Parsons, Robert D., designated broker in Meridian, Idaho. $200 for **second time violation**
Patrek, Annette, designated broker in Coeur d'Alene, Idaho. $100

Patterson, Kimberlee, salesperson in Island Park, Idaho. $100
Peery, Sheri, salesperson in Rigby, Idaho. $100
Pelagio, Rebecca, salesperson in Middleton, Idaho. $100
Pennington, Teri, salesperson in Boise, Idaho. $100
Pereira, Mary F., salesperson in Shoshone, Idaho. $100
Perraud, Lynn, salesperson in Boise, Idaho. $100
Perry, Greg M., salesperson in Logan, Utah. $100
Peterdy, Noland, limited broker in Veradale, Washington. $100
Peters, Robert, salesperson in Boise, Idaho. $100
Peterson, Nicole, salesperson in Rigby, Idaho. $100
Peterson, Michael L., designated broker in Bonners Ferry, Idaho. $100
Peterson, Jo L., salesperson in Meridian, Idaho. $100
Petrescu, Katrina N., designated broker) in Bend, Oregon. $100
Petrilli, Chris, salesperson in Boise, Idaho. $100
Pettingill, Michael, salesperson in Idaho Falls, Idaho. $100
Pierson, Michael Wayne, salesperson in Boise, Idaho. $100
Pietrafesa, Robert E., salesperson in Ketchum, Idaho. $100
Piper, Richard A., designated broker in Portland, Oregon. $100
Pisone, Mike J., salesperson in Boise, Idaho. $100
Points, Tom A., salesperson in Eagle, Idaho. $100
Poulsen, Jon Jay, salesperson in Boise, Idaho. $100
Powell, Jonathan, salesperson in Boise, Idaho. $100
Priest Lake Realty, LLC, (Terrene Ann Mack, designated broker) in Coolin, Idaho. $240 for **second time violation Prime, Inc.,** (Timothy Graver, designated broker) in Garden City, Idaho. $130
Property Systems, Inc., (Katrina N. Petrescu, designated broker) in Bend, Oregon. $110
Quarles, Lyudmyla, "Mila", salesperson in Boise, Idaho. $100
Ramirez, Ivette, salesperson in Weiser, Idaho. $100
Ramirez, Oscar, salesperson in Boise, Idaho. $100
Ray, Derrick T. "DRay", salesperson in Boise, Idaho. $100
Realteam Real Estate Center, (John D. Runkle, designated broker) in Coeur d'Alene, Idaho. $860
Realty One Baxter & Assoc., (Michael Baxter, designated broker) in Boise, Idaho. $140
Realty Quest, (Judith L. Hobbs, designated broker) in Rexburg, Idaho. $150

Reeser, Scott, salesperson in Boise, Idaho. $100
Reino, Christopher Alan, salesperson in Donnelly, Idaho. $100
Rench, Susanna, salesperson in

LICENSE STATS
As Of July 1, 2008

Active Brokers	2,220
Active Sales	7,502
Inactive Brokers	406
Inactive Sales	2,624
Active Companies	1,356

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

Billie Sue Curtis, Clarkston
Loretta M. Sandy, Gooding
Ronald E. Heffner, Boise
Conrad Gotzian, Haden
Raymond Lundahl, Scotts Dale, AZ
Lydia H. Clark, Meridian
John Bermensolo, Mountain Home
Patti Rae McDonald, Nampa
Glen Spottswood, Greenleaf

Moscow, Idaho. $100
Renfro, Robert, designated broker in Ketchum, Idaho. $100
Renfro & Associates, (Robert Renfro, designated broker) in Ketchum, Idaho. $110
Rhodes, Janet, salesperson in Boise, Idaho. $100
Richeson, Mikelle, salesperson in Boise, Idaho. $100
Ridgewood Realty, LLC, (Robert D. Parsons, designated broker) in Meridian, Idaho. $210 for **third time violation**
Rippey, Dana, salesperson in Boise, Idaho. $100
Rivara, Louis Allen, broker in Pleasanton, California. $200 for **second time violation**
Roberts, Chris Edward, associate broker in Jerome, Idaho. $100
Robertson, Jennifer, broker in West Palm Beach, Florida. $100
Robinson, Becky, salesperson in White Bird, Idaho. $200 for **second time violation**
Rodeghiero, Mark Anthony, salesperson in Eagle, Idaho. $150
Rodriguez, Phyllis, designated broker in Boise, Idaho. $100
Roduner, Thadeaus, salesperson in Boise, Idaho. $100
Roe Jr., William R., salesperson in Boise, Idaho. $100
Rogers, Marila L., salesperson in Twin Falls, Idaho. $100
Rogers, Dennis, salesperson in Gooding, Idaho. $100
Ropicky, Sheldon, salesperson in Pocatello, Idaho. $150
Rose, Becky, salesperson in Boise, Idaho. $100
Roundtree, Linda M., salesperson in Weiser, Idaho. $150
Ruckle, Gary D., salesperson in Boise, Idaho. $100
Ruiz, George, salesperson in Boise, Idaho. $100
Runkle, John D., designated broker in Coeur d'Alene, Idaho. $100
Runyan, Christopher, salesperson in Driggs, Idaho. $100
Runyan, Thomas B., salesperson in Meridian, Idaho. $100
Rush, Daniel, salesperson in Middleton, Idaho. $100
Russell, Wendy, salesperson in Idaho Falls, Idaho. $100
Russell, Steven D., salesperson in Boise, Idaho. $100
Sanders, Sam R., associate broker in Salt Lake City, Utah. $100
Savage, Todd David, salesperson in Bonners Ferry, Idaho. $100

Schatz, Christ E., salesperson in Coeur d'Alene, Idaho. $100
Schnebly, Brett, salesperson in Boise, Idaho. $100
Schoenwald, Lorinda, salesperson in

Meridian, Idaho. $100
Schroeder, Cindy, salesperson in Blackfoot, Idaho. $100
Schroeder, Neil L., salesperson in Rexburg, Idaho. $100
Scott, Tom, salesperson in Caldwell, Idaho. $100
Scott, Marianne, designated broker in Boise, Idaho. $200 for **second time violation**
Scott Beckstead Real Estate Co., (Scott Beckstead, designated broker) in Preston, Idaho. $150
Seal, Michael R., salesperson in Salmon, Idaho. $100
Secchiaroli-Nelson, Sharon, salesperson in Coeur d'Alene, Idaho. $100
Sedivy, Hannah M., salesperson in Boise, Idaho. $100
Shaw, Mary, salesperson in Eagle, Idaho. $100
Sheppard, Shary, salesperson in Kellogg, Idaho. $100
Shields, Katherine H., salesperson in Boise, Idaho. $100
Shirey, Nancy Kaye, associate broker in Boise, Idaho. $100
Shoemaker, Wendeline, salesperson in Meridian, Idaho. $100
Shotwell, Kathy, salesperson in Twin Falls, Idaho. $100
Shumway, Jason, salesperson in Twin Falls, Idaho. $100
Shurtleff, Kim, designated broker in Logan, Utah. $100
Simplot, John, "J D", salesperson in Boise, Idaho. $100
Sims, Travis, salesperson in Nampa, Idaho. $100
Sindt, Diane, designated broker in Eagle, Idaho. $100
Sinner, Benjamin, designated broker in Coeur d' Alene, Idaho. $100
Sitzlar, Rondal, salesperson in Star, Idaho. $100
Skinner, Evan E., salesperson in Garden City, Utah. $100
Skinner, Jolaine, salesperson in Montpelier, Idaho. $100
Skousen, Jocelyn, salesperson in Eagle, Idaho. $100
Slaugh, Megan, salesperson in Rexburg, Idaho. $100
Slippy, Tina M., salesperson in Eagle, Idaho. $100
Sloan, Ruston, salesperson in Boise, Idaho. $100
Smith, Angelique, salesperson in Rexburg, Idaho. $150
Smith, Lynda, designated broker in Eagle, Idaho. $150
Smith, Jacques, salesperson in McCall, Idaho. $200 for **second-time violation**
Smith, James Herb, salesperson in Meridian, Idaho. $100
Smith, John E., salesperson in Boise, Idaho. $100
Smith III, Frank Thomas, designated broker in Garden City, Utah. $100
Smythe, Michele, salesperson in Star, Idaho. $100
Snyder, Mark, designated broker in Kamiah, Idaho. $100
Solaris Realty, LLC, (Quentin Lackey, designated broker) in Pocatello, Idaho. $100
Soltau, Cyril, salesperson in Boise, Idaho. $100
Sonmez, John, salesperson in Meridian, Idaho. $100
Sorensen, Shawn, salesperson in Boise, Idaho. $100
Sorensen, Lora, designated broker in Riverton, Utah. $100
Souza, Laura, salesperson in Boise, Idaho. $100
Spottswood, Glen, salesperson in Boise, Idaho. $100
Springs III, Richard, salesperson in Bellevue, Idaho. $100
Steadman, David P., salesperson in Boise, Idaho. $100
Stefan, Mircea, salesperson in Boise, Idaho. $100
Stein Miller, Teri, salesperson in Boise, Idaho. $100
Steinbacher, Deborah, salesperson in Eagle, Idaho. $100
Stenersen, Rhonda, designated broker in Post Falls, Idaho. $100
Stiefel, Dave, salesperson in Meridian, Idaho. $100
Stosich, Jon, salesperson in Boise, Idaho. $100
Street, Roland "Baba", salesperson in Bellevue, Idaho. $100
Street, Jeff A., salesperson in Boise, Idaho. $100
Strickland, Jonathan, salesperson in Meridian, Idaho. $100
Stucki, Chad, salesperson in Idaho Falls, Idaho. $100
Suarez, Anthony "Tony", salesperson in Boise, Idaho. $100
Sudmeier, Jeff, salesperson in Boise, Idaho. $100
Sydnor, Lila M., salesperson in Rupert, Idaho. $100
Taft, Robert M., salesperson in Sandpoint, Idaho. $100
Tapia, Michael J., salesperson in Boise, Idaho. $100
Taylor, Charles, salesperson in Twin Falls, Idaho. $100
Taylor, Donald, salesperson in Twin Falls, Idaho. $100
Teton Valley Properties.com, (David VanDermyden, designated broker) in Victor, Idaho. $130
Tews, M. Elizabeth, salesperson in Jerome, Idaho. $200 for **second time violation**
Thacker, Randall Jerry, designated broker in Canton, Georgia. $100
Thaler, Lisa, salesperson in Priest River, Idaho. $200 for **second-time violation**
Thompson, Ryan D., salesperson in Boise, Idaho. $100

TPG Properties, (Richard A. Piper, designated broker) in Portland, Oregon. $110
Trapani, Philip, salesperson in Boise, Idaho. $100
Travess, Trina, salesperson in Boise, Idaho. $100
Treasure Valley Realty, LLC, (Gregory Scott Howard, designated broker) in Boise, Idaho. $120
Trent, Kimberly, salesperson in Boise, Idaho. $100
Trester, Randall, salesperson in Boise, Idaho. $100
Trillium Realty, (John R. Williams, designated broker) in Meridian, Idaho. $130
Trimble, Steve R., salesperson in Boise, Idaho. $200 for **second time violation**
Trout, Roger Elliot, salesperson in Boise, Idaho. $100
Tse, Yip, salesperson in Twin Falls, Idaho. $100
Turner, Nancy K., associate broker in Saint Maries, Idaho. $100
Tway, Monica, salesperson in Donnelly, Idaho. $100
Uhl, Valari, salesperson in Jackson, Wyoming. $100
Ulrey, Traci, salesperson in Meridian, Idaho. $100
Urrutia, Johnny, salesperson in Jerome, Idaho. $100
Valentine, Jay, designated broker in Nampa, Idaho. $100
Valona, Sara, salesperson in Boise, Idaho. $100
Van Dyke, Barry, salesperson in Caldwell, Idaho. $100
Van Gordon, Stephen, designated broker in Eagle, Idaho. $200 for **third time violation**
VanDermyden, David, designated broker in Victor, Idaho. $100
VanDermyden, Rodney, Idaho. $100
Vanis, Verna Allen, salesperson in McCall, Idaho. $100
Vannoy, Judson Glen, designated broker in Portland, Oregon. $100
VanSell, Sarah Jane, salesperson in Meridian, Idaho. $100
Vargas, Meagan G., salesperson in Meridian, Idaho. $200 for **second time violation**
Vaughn, Angela D., salesperson in Boise, Idaho. $100
Vejar-Diaz, Irma, salesperson in Meridian, Idaho. $100
Vick, Lori, salesperson in Boise, Idaho. $100
Vieira, Susana, salesperson in Jerome, Idaho. $100
Vlassek, Steve, associate broker in Meridian, Idaho. $100
Wadsworth, Vance, salesperson in Boise, Idaho. $100
Wadsworth Jr., George Walton, salesperson in Boise, Idaho. $100
Waldorf, Wesley L., salesperson in Meridian, Idaho. $100

Walker, Daniel, salesperson in Meridian, Idaho. $100
Walker, Jennifer, salesperson in Boise, Idaho. $100
Walker, Kay Leroi, salesperson in Idaho Falls, Idaho. $100

Walker, Querida E., salesperson in Boise, Idaho. $100
Walker, Rohan, salesperson in Meridian, Idaho. $100
Wall, Megan E., salesperson in Boise, Idaho. $100
Walsh, Robert, salesperson in Boise, Idaho. $100
Ward, Chad Vanbilsen, designated broker in Lake Oswego, Oregon. $200 for **second time violation**
Ward, Rex J., designated broker in Burley, Idaho. $200 for **third time violation**
Ward, Shawna W., salesperson in Hailey, Idaho. $100
Wardle, Jodie A., salesperson in Driggs, Idaho. $100
Warren, Thyra, salesperson in Salmon, Idaho. $100
Warren, Vaughn, salesperson in Nampa, Idaho. $100
Washburn, Michael J., salesperson in Boise, Idaho. $100
Welch, Alma, salesperson in Meridian, Idaho. $100
Wells, Patricia E., salesperson in Boise, Idaho. $100
Werner II, Jon C. "J.C.", salesperson in Moscow, Idaho. $100
West, David, salesperson in Boise, Idaho. $100
Wettstein, Cheryl, salesperson in Boise, Idaho. $100
White, Eric, salesperson in Boise, Idaho. $100
Wiese, Annette, salesperson in Boise, Idaho. $100
Wilks, Brian, salesperson in Lewiston, Idaho. $100
Williams, Clyde, designated broker in Nampa, Idaho. $100
Williams, Dave, salesperson in Marsing, Idaho. $100
Williams, John R., designated broker in Meridian, Idaho. $100
Wilson, David M. "Tuck", designated broker in Olympic Valley, California. $150
Wilson, Gabriel B., salesperson in Boise, Idaho. $100
Wilson, Patrick Wayne, salesperson in Boise, Idaho. $100
Winn, Paula, salesperson in Boise, Idaho. $100
Winston, Mark R., salesperson in Jackson, Wyoming. $100
Winter, Keith, broker in Capistrano Beach, California, Idaho. $100
Witt, Carrie, salesperson in Boise, Idaho. $100
Wolff, Melinda, salesperson in Meridian, Idaho. $100
Wood, Kristin, salesperson in Eagle, Idaho. $150
Wood, Carolyn, salesperson in Ketchum, Idaho. $100
Woodhouse, Kelly, designated broker in Eagle, Idaho. $100
Worlton, Joseph Paul, salesperson in Pocatello, Idaho. $200 for **second-time violation**
Worthington, Randall A., salesperson in Boise, Idaho. $200 for **third-time violation**
Wright, Connie, salesperson in Garden City, Utah. $100
Young, Phil, salesperson in Arco, Idaho. $100

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Vol. 28 No. 2 July 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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www.irec.idaho.gov

Governor
C.L. "Butch" Otter

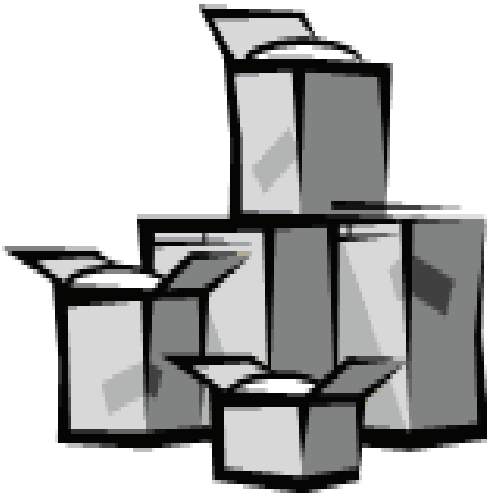
during their office audits:

Bottles, Mark, with Corbett Bottles Real Estate Marketing, in Boise
Bottles, Mark, with Mark Bottles Real Estate Services, LLC, in Boise
Brown, Will G., with American Dream Realty, in Rupert

Callies, Tricia, with Boise Realty, Inc., in Boise
Champion, Dennis, with Champion Real Estate LLC, in Pocatello
Cone, Delfred, with Venture Real Estate, in Potlatch
Doughty, Paul, with Mountain Realty, LLC, in Eagle
Hunt, Jon R., with Arbor Haven Real Estate, in Boise
Light, Gisela, with Century 21 Southern Idaho Realty, in Mountain Home

Mary, Scott E., with Bald Mountain Realty in Ketchum
McCall, Gary Allen, with Cary and Adams, in Burley
McGurkin, Angela, with Moscow Realty, in Moscow
Miller, Brent, with Bowen Miller Realty, in Middleton
Ware, Randy, with Gold Key Real Estate, in Boise
Wixom, Donald, with Re/Max Advantage, in Nampa

Have you moved?

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

To change your address go to www.irec.idaho.gov and log in to IREC's online services. Once you have logged on click on the tab file that says address information. There you will be able to update your address.