



OFFICE OF THE ATTORNEY GENERAL
STATE OF OKLAHOMA

ATTORNEY GENERAL OPINION
2026-33A

Bailey Crotty, Executive Director
Oklahoma Real Estate Commission
1915 N. Stiles, Suite 200
Oklahoma City, OK 73105

June 1, 2026

Re: Ketterling, Case No. C-2025-64

Dear Director Crotty:

This office has received your request for a written Attorney General Opinion regarding action that the Oklahoma Real Estate Commission (“Commission”) intends to take with respect to Jeanette Ketterling (“Respondent”). Respondent holds license number 180403, issued by the Commission (the “License”).

The Oklahoma Real Estate License Code (“Code”) authorizes the Commission to impose sanctions, including revocation, on a licensee who “[m]ak[es] substantial misrepresentations or false promises in the conduct of business . . . which are intended to influence, persuade, or induce others;” “[a]ny other conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings;” or “[d]isregard[s] or violat[es] any provision of the [Code] or rules promulgated by the Commission.” 59 O.S.2021, § 858-312(2), (8), (9). Additionally, “[a]n associate shall not perform licensed activities outside their broker's supervision.” OAC 605:10-17-4(23).

After a hearing on October 30, 2025, the Commission found that Respondent misrepresented who she was to be shown a property, misrepresented issues with the property that were unverified and unfounded with inspections, misused her access to MLS to obtain information for a buyer’s agent improperly, and acted outside of Respondent’s broker supervision by continuing to engage with parties to a transaction after being repeatedly directed to disengage from the transaction. The Commission further found that Respondent interfered with the subject transaction, to which she was not a party, by directly speaking to a buyer’s agent about unverified issues with the property, unfounded claims of fraud against the sellers and the complainant, and misrepresented statements about her history with those sellers.

The Commission proposes to suspend Respondent’s License for ninety (90) days. Respondent is further ordered to complete fifteen (15) additional hours of continuing education in addition to those already required for maintaining her License. Respondent is also ordered to pay an administrative fine of four thousand dollars (\$4,000.00).

It is, therefore, the official opinion of the Attorney General that the Commission has adequate support for the conclusion that this action advances the State's policy to uphold standards of professionalism among real estate licensees.

A handwritten signature in black ink that reads "Cheryl Dixon". The signature is written in a cursive, flowing style.

CHERYL DIXON

Deputy General Counsel