

COMMISSION COMMENT

Predatory Real Estate Wholesaler Prohibition Act Effective November 1st, 2021

On November 1, 2021, the Predatory Real Estate Wholesaler Act will officially go into effect in Oklahoma, requiring real estate wholesalers to obtain a real estate license and abide by Oklahoma laws designed to promote consumer protection and ethical practices. The practice of real estate wholesaling occurs when an individual enters into a real estate purchase contract with a homeowner and subsequently markets and sells an assignment of that contract to a third party for a profit.

This Issue

Predatory Real Estate Wholesaler Prohibition Act

Director's Cut

Governor Stitt Recognizes OREC

Disciplinary Actions

Over the past few years, wholesaling has generated complaints about misleading sales tactics, predatory contracts and clouding title to properties. Further, many Oklahomans who agree to sell their homes to a wholesaler are upset when they learn that the person or entity who offered to purchase their home is actually assigning the purchase contract to a third party for a profit instead of purchasing it themselves.

The Oklahoma Real Estate Commission received numerous calls and complaints from the public and from our licensed professionals related to the practice of wholesaling. With an increasingly seller-friendly real estate market, the practice of wholesaling has become more prevalent, and thus its associated problems.

Oklahoma is one of the first states to take action to address the issues created by this growing trend. Oklahoma's common sense approach of requiring wholesalers to obtain a license and abide by the same laws and regulations as other real estate professionals will help increase accountability and protection for the public. While the barrier to obtain a real estate license is fairly low, the benefits that licensure requirements provide for the public are substantial. Oklahomans



can rest assured that a real estate license holder has passed a felony background check and a real estate examination that is administered nationally to all real estate sales associates and brokers.

After obtaining a real estate license, wholesalers will now be required to comply with the Oklahoma Real Estate License Code and Administrative Rules, which mandate a number of common sense duties and responsibilities that cannot be waived. The Predatory Real Estate Wholesaler Act reflects a simple truth – that real estate professionals often gain unique access to our homes and help represent Oklahomans in some of the largest financial transactions they will ever make... *Read full article [here](#).*

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FROM THE CHAIRMAN

Dr. J. David Chapman

administrative rules with respect to wholesaling. The Commission staff are also working to roll out another phase of new online services. If you have suggestions or feedback for the Commission, please reach out to us at help@orec.ok.gov.

Sincerely,
Dr. David Chapman
Chairman
Oklahoma Real Estate Commission

Dear Oklahoma Real Estate Professionals,

I am honored to serve as Chairman of the Oklahoma Real Estate Commission. Over the last year and a half, our Commission has made tremendous strides. I am encouraged by the dedication of our staff and look forward to building upon the progress we've made.

It is with great pleasure that I welcome our new Commissioners, Zandrea Waldenville and Larry Dewitt. I would like to sincerely thank our outgoing Commissioners, Steve Burris and Monica Wittrock for their service and dedication to the Oklahoma real estate community.

As we turn to the future, our Commission will work this fall to promote new legislative changes, propose updates to the broker in charge course outline, and discuss new

MARK YOUR CALENDAR

We look forward to seeing you at our two upcoming Commission meetings:

September 14th at 9:30 a.m. at the OMNI Hotel in Oklahoma City

December 15th at 9:30 a.m. at the Commission office in Oklahoma City

Director's Cut with Grant Cody

As the Executive Director of the Oklahoma Real Estate Commission, I am honored to be serving such a vital industry amidst a rapidly evolving landscape of technology and growth. I am most appreciative of your warm reception, engagement, and support in these unusual times with so many changes. As we enter the final stretch of 2021, I'd like to emphasize that your feedback is sincerely valued and appreciated as we seek to improve and grow Oklahoma's real estate future and regulatory landscape.

Throughout this year, we made substantial cultural changes and brought financial stability to the Commission, becoming one of Oklahoma's first agencies to implement a digital licensing system. Previously, we had a large amount of paperwork which resulted in slower processing times, poor record management, and inconsistent communication. Now, our phone and email systems are centralized and fully visible, creating the transparency and accountability needed to process incoming requests efficiently.

All incoming requests submitted to OREC can now be processed within 24 hours of receiving the required documentation and,

when applicable, broker approval. I hope that you are finding our new courtesy alerts and reminders emailed to your account helpful. It's our goal to make it as convenient and straightforward as possible for you to manage your personal and business licenses online.

Additionally, you can now view our new Public Registry at Oklahoma.gov/orec to quickly see brokerage rosters, license statuses, and expiration dates, as well as registered trade names/team names for any business entity. This is an excellent tool for brokers to check each month, and it's mobile-friendly!

As we move to the next round of projects and upgrades, we must work together to chart our path forward. I am a firm believer that Oklahoma's real estate future should be determined by Oklahomans. I want to emphasize that our Commission is committed to working together with our professionals to take control of Oklahoma's real estate future. Please email help@orec.ok.gov if you see a specific regulatory concern or if you have any suggestions to submit for our review.

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In addition to protecting consumers and the general public, we desire to work with you to help make Oklahoma a premier real estate market for consumers and professionals.

I hope to meet you at our next meeting held in conjunction with the Oklahoma Association of Realtors Annual Conference on **September 14th at 9:30 a.m. at the OMNI Hotel in Oklahoma City**. If you can't make it, please keep checking our events tab on our website for meeting dates and locations. This spring, we will be holding our Commission meetings all over the State to engage our professionals. I encourage you to review the rest of our Commission Comment publication.

We look forward to providing you with regular updates, news, and tips moving forward.

Prior to his appointment as Executive Director, Grant Cody served as an Assistant Attorney General and General Counsel to the State Medical Board, State Election Board and Office of Juvenile Affairs.



MEET YOUR 2021 COMMISSIONERS



Dr. J. David Chapman
Chairman
Edmond, OK



Susan Beach
Vice Chairman
Tulsa, OK



Rodger Erker
Commissioner
Tulsa, OK



Mary Terry
Commissioner
Ada, OK



Charles "Mack" Barnes
Commissioner
Moore, OK



Zandra Waldenville
Commissioner
Oklahoma City, OK

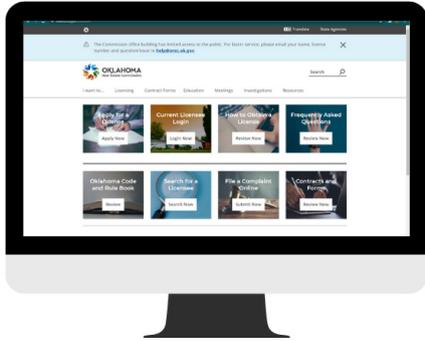


Larry DeWitt
Commissioner
Cherokee, OK

Learn more about your
2021 Commissioners [here.](#)

OREC Wins International ARELLO Award

OREC was recognized with the 2021 ARELLO Communication Award for Website Design and Functionality. ARELLO is an international association that every state real estate commission (and similar regulatory body) in North America belongs to. ARELLO provides regulatory jurisdictions with resources, certification programs, and best practices in real estate regulation. This is the first award the Oklahoma Real Estate Commission has won in over 17 years. The Commission



successfully obtained funding for the website redesign project through the CARES Act. This funding (awarded to less than 30 Oklahoma state agencies) allowed for the Commission to provide updated, modern website services, content delivery and website hosting without spending any licensee, taxpayer or Commission funds.

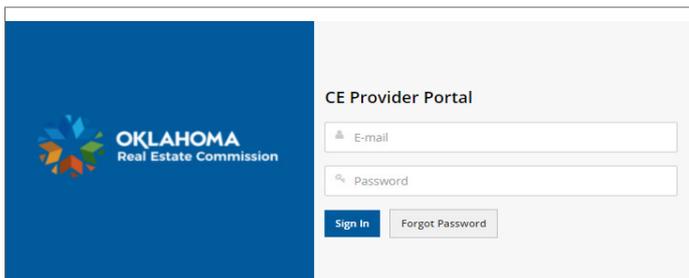
To meet the requirements for funding through the Cares Act, the Commission was required to design, develop, and implement the project in **less than 3 months**. Moving forward, the Commission plans to add more content, including a video library and best practice guides. We are honored to serve Oklahoma real estate professionals more effectively with our award-winning website.

New Continuing Education Portal Now Live!

The Commission is excited to announce our new and improved Continuing Education Portal (“CE Portal”) is now available to all education providers! While it is the responsibility of each licensee to ensure all continuing education is correctly reflected in their profile, the Commission is pleased to offer the new CE

Portal in order to streamline the continuing education and license renewal process. The CE Portal was designed to offer education

providers the ability to upload course completion rosters on behalf of their students. After uploading a class roster, the course credit is *immediately* reflected on all students’ profiles. After your education provider uploads their roster, you will *immediately* receive an email notification confirming the class has been added to your profile. We sincerely hope you enjoy this increased transparency and efficiency. If you are an education provider and would like help setting up to use this portal or would like to provide feedback about the new CE Portal, please e-mail help@orec.ok.gov.



Online Portal Guides

The Commission created online portal guides available under the Resources tab on our website. Each portal guide contains pictures and easy to follow instructions for any applicant or licensee submission request.

Review our online portal guides [here](#).



Updated Public Registry

The Public Registry provides each brokerage with a full agent roster in order to assist in confirming active licensure, upcoming renewal dates and provides a means to reconcile various brokerage accounts.

*The Public Registry is the **only** real estate registry in the country that allows for searchable team and trade names in order to avoid erroneous advertising complaints.*

Search the Public Registry [here](#).



Educator Portal Coming Soon

The Commission is working on a new project to offer educators the same online services currently provided to licensees. In particular, the Education Portal will allow educators to submit new course approval requests, review current instructor lists, submit important class documents, and renew approved courses online. The Education Portal will also allow prospective instructors and education providers to submit applications online.



Broker in Charge Review Committee

This fall, OREC will work with brokers and educators to update the Broker in Charge course outline. If you have suggestions, comments, or concerns regarding the current Broker in Charge course content, please provide your feedback to help@orec.ok.gov.

OREC TRANSFORMATION

Governor Stitt Recognizes OREC

On June 23rd, 2021, Governor Stitt recognized the Oklahoma Real Estate Commission as 1 of 3 finalists for the Governor's 2020-2021 Agency Transformation Award. Back in March of 2020 when the covid-19 pandemic surged through Oklahoma, the Commission was at an all-time low in customer service and performance. To make matters more complicated, the Commission was down to only three (3) months' expenses left in the general fund. That same month, the Commission appointed a new Executive Director to the Commission.

Despite these challenges, the Commission went to work in a new direction by becoming one of the first state agencies in Oklahoma to implement digital solutions to substantially reduce unnecessary barriers for real estate professionals. Over the course of the fiscal year, the Commission completed numerous projects and goals including, but not limited to: (1) creation of a new website utilizing CARES ACT funding that was only awarded to a handful of agencies in Oklahoma, (2) designed and implemented a state of the art online licensing system, (3) decreased all wait times by over 70%, (4) implemented digital licenses to save the Commission over \$100,000 annually, (5) reduced license lapse rates by 15%, (6) began offering same-day service for applications, renewals and any submission received with the required broker approval(s), (7) created a new public registry with rosters, expiration dates, trade names/team names, and (8) increased cash reserves from \$317,000 to \$1,600,000.

Although the Commission is proud to be recognized as one of the top performing state agencies of 2021, we are far from satisfied and will do everything we can to continue to improve. Let us know how we can improve your experience by emailing us at help@orec.ok.gov.

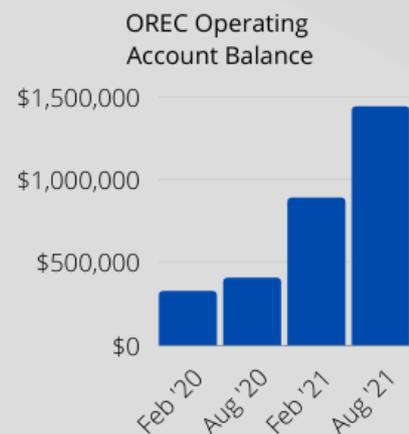


Governor Stitt announcing the 3 finalists for the Governor's 2020-2021 Transformation Award

FROM ZERO TO HERO



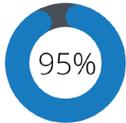
OREC was buried in paperwork prior to offering digital services. Operating on paper heavily slowed down processing times and created barriers for accountability and transparency. OREC wait times have decreased by over 70% since implementing online services.



The Commission has increased available cash reserves in the general fund from \$317,000 to over \$1.6 million in just one fiscal year.

LICENSING METRICS

SINCE JAN 1ST



Renewals processed automatically online



3,212 applications received online



1,768 license transfers processed



1,948 licenses issued



103,852 automatic e-mail notifications sent



Users logged into new licensing system



901 release requests processed online



3,602 license renewals processed automatically online



\$769,348 increase in cash reserves



159 business licenses issued online



751 status change requests processed online



1 day - average time to process a request

Investigations Review and Update

The Investigations Department for the Oklahoma Real Estate Commission is diligently working to streamline our processes and services, along with improved communication standards. The Commission is currently working to roll out substantial improvements to our online complaint portal that was introduced earlier this year. Additionally, the Commission is developing a user friendly form that will accompany every complaint notice sent from our office in an effort to provide you with a transparent breakdown of our complaint resolution process, along with the options available to you.



Over the last year, the Commission has substantially decreased the time it takes to resolve a complaint filed against a real estate licensee. We are committed to improving the communication and transparency provided to every real estate licensee and broker involved in a formal complaint.

Since January 1, 2021, the Investigations Department has:

- reviewed and processed over 150 formal complaints
- sanctioned and collected over \$87,000 in fines
- answered over 1,600 questions

Check out our advertising compliance checklist [here](#). The Commission plans to offer additional resources to assist brokers and associates with popular compliance topics. Some of the planned resources include how-to guides, best practice guides, and short videos.

Disciplinary Actions

When evaluating possible disciplinary sanctions, the Oklahoma Real Estate Commission takes into account a number of factors including, but not limited to: cooperation, communication, severity of the violation, harm to the public/consumer/complainant, repeated offenses and action taken in response to receiving a complaint. If you have any questions regarding how to stay in compliance with our Licensing Code and Rules, please e-mail investigations@orec.ok.gov.

Name	Effective Date	Violations	Sanctions
Alta Beth Allen C-2019-033	May 13, 2020	Respondent violated 59 Okla. Stat. §§ 858-312(8)-(9) and (15) , in that, Respondent disregarded or violated a provision of the Oklahoma Real Estate License Code or Rules, as she took prescription drugs from the home of a Seller.	License Revoked
Faith Ann Thomason Metro First Realty LLC Maurice L. Shepherd C-2019-071	June 24, 2020	Respondent Thomason violated 59 Okla. Stat. § 858-312(2) and Okla. Admin. Code § 605:10-17-5(2) , in that, Respondent failed to disclose to a buyer or other licensee known material defects regarding the condition of a parcel of real estate of which she had knowledge. Respondent Thomason violated 59 Okla. Stat. § 858-312(23) , in that, Respondent may have failed to obtain and make available to the purchaser a true and accurate disclosure statement required by the Residential Property Disclosure Act prior to the acceptance of an offer to purchase.	License Surrendered Metro First Realty LLC and Maurice L. Shepherd are dismissed.

Name	Effective Date	Violations	Sanctions
Boutsen Worldwide Realty, Inc. Jenny Jianing Chen C-2020-016 C-2020-032 C-2020-004 C-2020-028 C-2019-001	March 24, 2021	Respondents Boutsen Worldwide Realty, Inc. and Jenny Jianing Chen violated 59 Okla. Stat. §§ 858-312(6), (8), (9), 858-353(B)(2) and Okla. Admin. Code §§ 605:10-9-1(a), 605:10-17-4(6), (12), (14), (16); 605:10-17-2(b) , in that, the Respondents engaged in conduct which constitutes improper dealings by: (1) failing within a reasonable time to account for or to remit monies, documents, or other property coming into the possession of the licensee, (2) failing to communicate with owners and tenants, (3) failing to maintain a specific place of business and failing to supervise the brokerage open to the public during reasonable business hours, (4) failing, upon demand in writing, to file an adequate written response to a complaint, (5) permitting an associate to operate as a broker, (6) failing to properly supervise the activities of an associate, (7) executing contracts by signing her broker's name by using an unauthorized manufactured signature, (8) acting in the capacity of a broker without first obtaining a broker license.	All licenses revoked and a \$2,350 fine.
Michele Dee Ann Pierce C-2020-106	May 12, 2021	Respondent violated 59 Okla. Stat. §§ 858-312(9), 858-312(19) , in that, Respondent was convicted in a court of competent jurisdiction for the crime of embezzlement.	License Surrendered and \$500 fine.
Trujillo Investments, Inc. Rosana Trujillo C-2020-080	October 8, 2020	Respondents Trujillo Investments, Inc. and Rosana Trujillo violated 59 Okla. Stat. §§ 858-301, 858-401(1) , as Respondent Rosana Trujillo performed licensable activities and earned commissions while her license was inactive.	Respondent Trujillo Investments, Inc. consents to the payment of a \$3,000 fine. Respondent Rosana Trujillo consents to the payment of a \$5,000 fine.
Belmont Management Company, Inc. Ryan Hudspeth U-2020-005	May 12, 2021	Respondents Belmont Management Company, Inc. and Ryan Hudspeth violated 59 Okla. Stat. §§ 858-301, 858-312(9) in that, the Respondents conducted licensable property management activities without an Oklahoma Real Estate License.	Respondent Belmont Management Company, Inc. & Ryan Hudspeth consent to the payment of a \$28,500 fine.
Patty S. Dingle Benny C. Stanley C-2020-113	May 12, 2021	Respondent Dingle violated 59 Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6) , in that, Respondent violated or disregarded a provision of the Oklahoma Real Estate License Code or Rules by failing to properly supervise the activities of Respondent Stanley, as she failed to ensure Respondent Stanley held an active real estate license prior to performing licensable activity under her supervision. Respondent Stanley violated 59 Okla. Stat. §§ 858-201, 858-301 , in that, Respondent engaged in licensable real estate activities while his license was lapsed and received commissions or other valuable consideration from numerous transactions.	Respondent Dingle consents to the payment of a \$500 fine. Respondent Stanley consents to the payment of a \$20,000 fine.

Name	Effective Date	Violations	Sanctions
Chamberlain Realty, LLC Grant Michael Wortman Sarah Renae Fortune C-2020-031	March 24, 2021	Respondent Wortman violated 59 Okla. Stat. § 858-312(9) and Okla. Admin. Code § 605:10-17-2(b) , in that, Respondent failed, upon demand in writing, to file an adequate written response to a complaint. Respondent Fortune violated 59 Okla. Stat. §§ 858-312 (8)-(9), Okla. Admin. Code §§ 605:10-17-2(b), 605:10-17-4(12), 605:10-11-1(a) , in that, Respondent engaged in conduct which constitutes improper dealings by: (1) failing, upon demand in writing, to file an adequate written response to a complaint, (2) continuing to engage and communicate with a former client after being told several times to disengage by both her previous and current broker; and (3) continuing to engage and communicate with a former client in her individual capacity and not under the name of her broker after transferring her license to a new brokerage.	Respondent Wortman consents to the payment of a \$500 fine. Respondent Fortune consents to the payment of a \$1,200 fine. Respondent Chamberlain Realty, LLC is dismissed.
Leadership Real Estate Investments, Inc. Holly Denise Moody Michael Edward Carter II Amanda Carter UC-2019-004	March 24, 2021	Respondents Leadership Real Estate Investments, Inc. and Michael Carter II violated 59 Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-9-1(g), 605:10-11-1 (c) , in that, the Respondents failed to properly supervise the activities of an unlicensed assistant, Respondent Carter.	Respondent Leadership Real Estate Investments, Inc. consents to the payment of a \$500 fine. Respondent Michael Carter II consents to the payment of a \$500 fine. Respondents Holly Denise Moody and Amanda Carter are dismissed.
EXP Realty, LLC Steven Ligon EXP Realty, LLC (BO) Erin Catron C-2019-102	March 24, 2021	Respondents EXP Realty, LLC and S. Ligon violated 59 Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6) , in that, the Respondents failed to properly supervise the advertising of their associate. Respondent Catron violated 59 Okla. Stat. § 858-312(2) and Okla. Admin. Code § 605:10-9-4(a) , in that, Respondent failed to advertise under her registered business trade name or the name under which she was licensed.	Respondent EXP Realty, LLC consents to the payment of a \$500 fine. Respondent Ligon consents to the payment of a \$500 fine. Respondent Catron consents to the payment of a \$500 fine. Respondent EXP Realty, LLC (BO) is dismissed.
Rogers Realty, Inc. Linda K. Rogers Raymond Chad Short C-2020-087	March 24, 2021	Respondent Short violated 59 Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-9-4(b)(3) , in that, Respondent used a personal insignia and/or unregistered trade name, which can be construed as that of a firm name.	Respondent Short consents to the payment of a \$350 fine. Respondents Rogers Realty, Inc. and Linda K. Rogers are dismissed.
EXP Realty, LLC Heidi Louis Rose Whitney Victoria McNair C-2020-074	March 24, 2021	Respondent McNair violated 59, Okla. Stat. § 858-353(b)(2) , in that, Respondent failed to keep a party informed regarding a transaction	Respondent McNair consents to the payment of a \$500 fine.

Name	Effective Date	Violations	Sanctions
Heart of Oklahoma Enterprises, Inc. Than H. Maynard Heart of Oklahoma Enterprises, Inc. (BO) Nancy Lee Maynard Micah Alan Mattingly C-2019-132	March 24, 2021	Respondent Mattingly violated 59 Okla. Stat. § 858-312(9) and Okla. Admin. Code § 605:10-17-4(22) , in that, Respondent Mattingly performed licensed activities outside the supervision of his broker.	Respondent Mattingly consents to the payment of a \$750 fine. Respondents Heart of Oklahoma Enterprises, Inc., Heart of Oklahoma Enterprises, Inc. (BO), Than H. Maynard, and Nancy Lee Maynard are dismissed.
Erin Catron & Company, LLC Erin Catron Erin Rachel Robins Erin Robins Realty UC-2020-003	March 24, 2021	Respondent Robins violated 59 Okla. Stat. § 858-312(9) and Okla. Admin. Code § 605:10-9-3 , in that, Respondent failed to register “Erin Robins Realty” as a trade / team name, which can be construed as a firm name.	Respondent Robins consents to the payment of a \$350 fine. Respondents Erin Catron & Company, LLC, Erin Catron and Erin Robins Realty are dismissed.
Table Investments Table Property Network, LLC Alyssa Dyer Curtis Kupfersmith UC-2020-001	March 24, 2021	Respondent Table Property Network, LLC violated 59 Okla. Stat. § 858-312(9) and Okla. Admin. Code § 605:10-9-4(b)(3) , in that, Respondent used an unregistered trade name and/or unlicensed entity name in mailing advertisements.	Respondent Table Property Network, LLC consents to the payment of a \$350 fine. Respondents Curtis Kupfersmith and Alyssa Dyer are dismissed.
Broken Bow Real Estate, Inc. Janette Marie Brown C-2020-089	March 24, 2021	Respondent Brown violated 59 Okla. Stat. §§ 858-312(8)-(9), and Okla. Admin. Code §§ 605:10-9-3, 605:10-17-2(b) , in that, Respondent: (1) failed, upon demand in writing, to file an adequate response to a complaint and (2) failed to register a personal insignia and/or unregistered trade name which can be construed as that of a firm name.	Respondent Brown consents to the payment of a \$750 fine. Respondent Broken Bow Real Estate, Inc. is dismissed.
Steven Paul Swales C-2019-001	March 24, 2021	Respondent Swales violated 59 Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-7-4(6) , in that, Respondent: (1) engaged in conduct which constitutes improper, dealings by allowing an associate to operate as the broker for Boutsen Worldwide Realty Inc., while he was the broker of record and; (2) failed to supervise the activities of an associate.	Respondent Swales consents to the payment of a \$1,500 fine.

Name	Effective Date	Violations	Sanctions
Real Estate Experts, LLC Reedy Daly Stacy Dane Bohlender C-2019-036	March 24, 2021	<p>Respondents Real Estate Experts, LLC and Reedy Daly violated 59 Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6), in that, the Respondents failed to properly supervise the advertising of their associate.</p> <p>Respondent Bohlender violated 59 Okla. Stat. §§ 858-312(2), 858-312(21), and Okla. Admin. Code § 605:10-9-4(3), in that, Respondent: (1) may have offered to pay a part of a fee, commission, or other valuable consideration to an unlicensed person; (2) failed to include a broker reference or name under which the broker operates in such a way that the broker's reference is prominent, conspicuous and easily identifiable.</p>	<p>Respondent Reedy Daly consents to the payment of a \$350 fine.</p> <p>Respondent Bohlender consents to the payment of a \$500 fine.</p> <p>Respondent Real Estate Experts, LLC is dismissed.</p>
Artison Realty, LLC Kody P. Khodabakhsh Debra Vaughan-Thomas C-2020-084	March 24, 2021	<p>Respondent Vaughan-Thomas violated Okla. Admin. Code § 605:10-9-4(5), in that, Respondent advertised in such a manner that was misleading, inaccurate or misrepresented terms, values, or services by offering a "private referral fee that is not subject to broker fees" without clarifying that she was not acting as a real estate licensee and the offer was for motor vehicles instead of real property.</p>	<p>Respondent Vaughan-Thomas consents to the payment of a \$350 fine.</p> <p>Respondent Ariston Realty, LLC and Respondent Kody Khodabakhsh are dismissed with a letter of caution.</p>
Whittington Realty, LLC Richard S. Whittington Rosalia A. Salgado C-2020-067	May 12, 2021	<p>Respondent Whittington violated 59 Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6), in that, Respondent failed to properly supervise the activities of an associate.</p> <p>Respondent Salgado violated 59 Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-13-1(1)(D), in that, Respondent failed to submit earnest money into the designated escrow account before the end of the third banking day following acceptance of an offer.</p>	<p>Respondent Whittington consents to the payment of a \$500 fine.</p> <p>Respondent Salgado consents to the payment of a \$500 fine.</p> <p>Respondent Whittington Realty, LLC is dismissed.</p>
Quality Properties Rty, Inc. John R Halslip, Jr. Vincent G. Haney C-2020-102	May 12, 2021	<p>Respondent Quality Properties Rty, Inc. violated 59 Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6), in that, Respondent Quality Properties Rty, Inc. failed to properly supervise the activities of an associate.</p> <p>Respondent Haney violated 59 Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(15), in that, Respondent Haney may have discouraged a party from obtaining an inspection on a property.</p>	<p>Respondent Quality Properties Rty, Inc. consents to the payment of a \$350 fine.</p> <p>Respondent Haney consents to the payment of a \$1,500 fine.</p> <p>Respondent John R. Halslip Jr. is dismissed.</p>
ABW, Inc. Judy Nelson-Bruley Estela Hernandez C-2020-112	May 12, 2021	<p>Respondent Hernandez violated Okla. Admin. Code § 605:10-17-4(20), in that, Respondent failed to disclose a known immediate family relationship to a party to a transaction for which brokerage services were provided.</p>	<p>Respondent Hernandez consents to the payment of a \$500 fine.</p> <p>Respondent ABW, Inc. and Respondent Judy Bruley-Nelson are dismissed.</p>

Name	Effective Date	Violations	Sanctions
Kori J. Thompson C-2020-103	May 12, 2021	Respondent Thompson violated Okla. Admin. Code § 605:10-17-4(4), 605:10-17-4(6) , in that, Respondent entered a buyer broker contract with no start date or termination date.	Respondent Thompson consents to the payment of a \$800 fine.
Signature, LLC Beth Peterson Cheryl Martin C-2021-011	July 14, 2021	Respondent Martin violated 59 Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(16) , in that, Respondent conducted herself in an improper manner by allowing persons access to or control of real property without the owner's authorization.	Respondent Martin consents to the payment of a \$750 fine. Respondents Signature LLC and Beth Peterson are dismissed.
Goldtree Realty, LLC Chanh Lu Phu a/k/a Alex Phu C-2020-092	July 14, 2021	Respondents Goldtree Realty, LLC and Chanh Lu Phu a/k/a Alex Phu violated 59 Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4 (9) , in that, the Respondents failed, upon demand in writing, to respond to a complaint in writing.	Respondent Goldtree Realty, LLC consents to the payment of a \$750 fine. Respondent Chanh Lu Phu a/k/a Alex Phu consents to the payment of a \$750 fine.
Goldtree Realty, LLC Chanh Lu Phu a/k/a Alex Phu Andrea Ya Chih Sheung C-2020-056	July 14, 2021	Respondents Goldtree Realty, LLC, Chanh Lu Phu a/k/a Alex Phu and Andrea Ya Chih Sheung violated 59 Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4 (9) , in that, the Respondents failed, upon demand in writing, to respond to a complaint in writing.	Respondent Goldtree Realty, LLC consents to the payment of a \$500 fine. Respondent Chanh Lu Phu a/k/a Alex Phu consents to the payment of a \$750 fine. Respondent Andrea Ya Chih Sheung consents to the payment of a \$750 fine.
Lincolnshire, LLC James W. Lee C-2020-096	July 14, 2021	Respondent Lee violated 59 Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(12) , in that, Respondent engaged in improper dealings by sending inappropriate pictures to a seller's cell phone.	Respondent consents to the payment of a \$2,500 fine.