



Arizona Department of Real Estate



Bulletin

Volume 2019 • Issue 3



Judy Lowe
Commissioner

Commissioner
Corner

TEAM

WIN-WIN FOR EVERYONE...

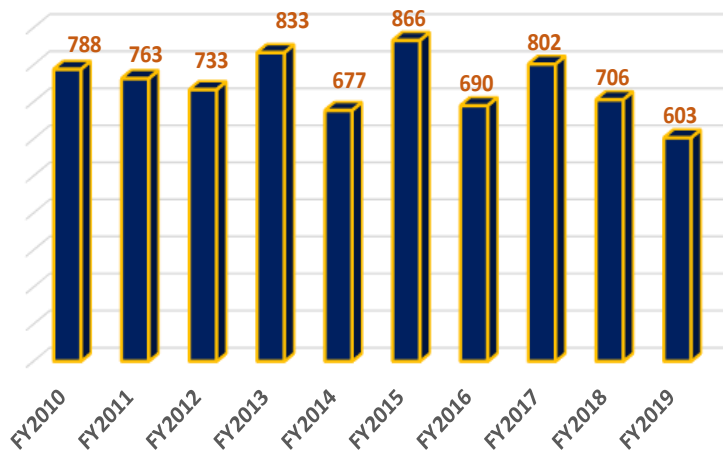
As we see from the “year over year” comparison graphs below, there has been a decline in investigations since FY2010, when I first came to the Department of Real Estate as Commissioner. What can we attribute this decline to??

I believe it is due to at least four very vital factors that have occurred over the past 10 years. Let’s review those factors...

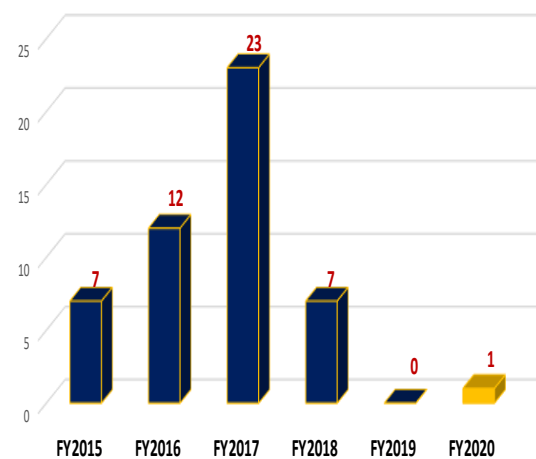
- Improved Real Estate Education to Real Estate Professionals and their customers.
- Improved involvement of Designated Brokers (and Managing Brokers) in their Licensees real estate transactions.
- Improved Compliance Processes at ADRE, and
- Better communication of the cause and effects of the proven violations.

The results of these factors deliver a “win-win” to everyone... Consumer, Licensee, and ADRE.

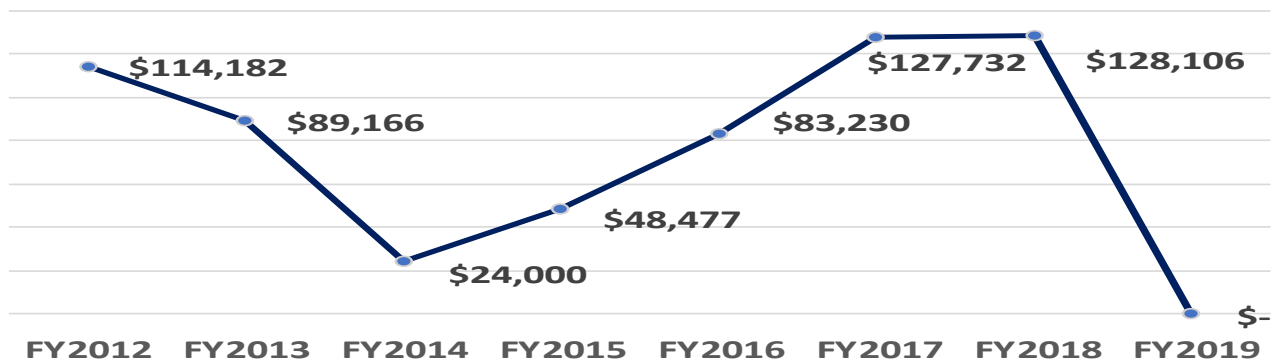
Investigations



Recovery Fund Applications



Recovery Fund Restitution



ROBO CALLS

PHOENIX - Attorney General Mark Brnovich announced he is a part of a bipartisan group of 40 state attorneys general to stop or reduce annoying and harmful robo calls. This coalition is reviewing the technology major telecom companies are pursuing to combat illegal robo calls.

“We need to use every tool available to stop illegal phone scammers from preying on hardworking Arizona families,” said Attorney General Mark Brnovich. “Robocalls are a serious problem and we need to do everything we can to combat these calls, including working with the telecommunications providers to develop and deploy technological solutions.” Arizona sits on the executive committee for this multistate group. Since it was formed, there have been several in-depth meetings with several major telecom companies. These productive meetings have led to greater information sharing about the technological capabilities currently in existence or in development to fight these calls.

General Brnovich and his colleagues are working to:

- Develop a detailed understanding of what is technologically feasible to minimize unwanted robo calls and illegal telemarketing.
- Engage the major telecom companies to encourage them to expedite the best possible solutions for consumers.
- Determine whether states should make further recommendations to the FCC.

Mia Garcia
Arizona Attorney General’s Office
Director of Media Relations

[Click here](#) to read the full release

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PHOENIX HISTORY

Phoenix became Arizona's permanent capital city in 1889, and in that year, the construction of the Phoenix State Capitol building began. Completed in 1900, the cost of the building was about \$136,000. The Arizona State Capitol Building was dedicated on February 25, 1901.

Architect:

James Riely Gordon

Architectural Style:

Classical Revival



**PROTECTING ARIZONA
AGAINST CYBER THREATS**
THE ARIZONA CYBERSECURITY TEAM

Governor Doug Ducey issued an Executive Order 2018-03 to create the Arizona Cybersecurity Team - **ACT**.

A diverse team of experts from state, local, and federal government, the private sector, and higher education to work together to protect Arizonans from a cyber attack.

Government, businesses, and citizens are faced with a challenging and complex task of securing critical information online. To accomplish this, the cyber security team will enhance collaboration among government, private sector, law enforcement, non-profit organizations, higher education, and the greater Arizona community to address cybersecurity statewide and advise and provide recommendations to the Governor.

Arizona Department of Real Estate

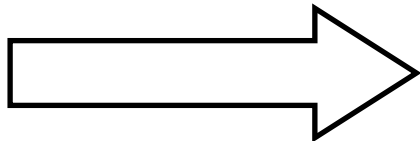
100 North 15th Avenue
Suite 201
Phoenix Arizona 85007

Contact Us:

Go to www.azre.gov

Click on "Message Center" in middle of the HOME page, select a topic from the choices. A "message" box will appear.

In the "message" box enter question (s) and submit.



MESSAGE CENTER

- How can ADRE help you?
- Questions for Divisions
- Submit School/Course Application

**ARIZONA
REAL ESTATE
ADVISORY BOARD**

Nedra M. Halley
2019 Chair, Phoenix

Charles Bowles
2019 Vice Chair, Tucson

Karen Bohler
Lake Havasu City

Kimberly S. Clifton
Tucson

Carla Bowen
Pinetop

Bill Gray
Phoenix

Bruce A. Jacobs
Phoenix

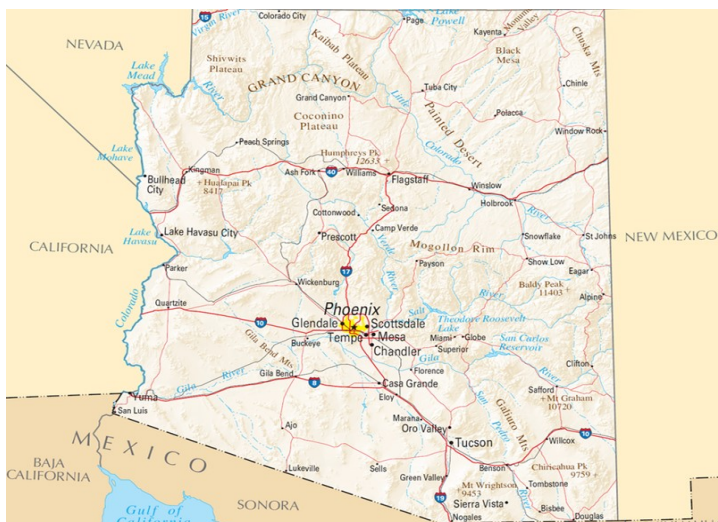
Nicole LaSlavic
Phoenix

Justin W. Rollins
Scottsdale

D. Christopher Ward
Phoenix

**ADRE COMMISSIONERS
PAST AND PRESENT**

Name	Appointment	
JUDY LOWE	2009	PRESENT
SAM WERCINSKI	2007	2009
ELAINE RICHARDSON	2003	2007
RICHARD SIMMOND (INTERIM)	2002	2003
JERRY HOLT	1991	2002
PATRICIA E. COOPER (ACTING)	1991	1991
JOE SOTELO	1986	1991
RICHARD B. NICHOLS	1978	1986
WILLIAM PENN	1975	1978
VICTOR M. DAVID (ACTING)	1974	1975
J. FRED TALLEY	1960	1974
WILLIAM COX	1950	1959
D. C. WILLIAMS	1947	1950



VOLUME 2019 - ISSUE 3

The Periodic Bulletin from the
Arizona Department of Real Estate

An official publication of the
State of Arizona

DOUGLAS A. DUCEY
GOVERNOR

JUDY LOWE
COMMISSIONER

PREFERRED VENDOR PROGRAMS



Illegal for Home Inspectors to Participate

As you know, the Arizona Board of Technical Registration regulates the practice of home inspectors. Pursuant to A.A.C. R4-30-301.01, it is unlawful and considered unprofessional conduct for certified home inspectors to “pay, directly or indirectly, in full or in part, a commission or compensations as a referral or finder’s fee to a real estate company, real estate office, real estate broker/sales person(s), real estate employees or real estate independent contractors in order to obtain referrals for home inspection business. This prohibition includes, but is not limited to, participation in pay-to play programs by any name (e.g. “preferred vendor”, “approved vendor”, “marketing partner”, “marketing services agreement”). Regardless of what the program is called, it is unlawful for a home inspector to participate in it.

The Board of Technical Registration frequently receives and adjudicates complaints involving home inspectors who pay real estate agents, brokers, agencies, teams, etc., to have their names placed on such lists in the hope of obtaining referral business. The Board has learned through one investigation that fees for a home inspector to participate in such programs can be as expensive as \$1,500.00 per month!

A formal hearing in such a case which could result in disciplinary action imposed against a certified home inspector will take place at the Office of Administrative hearings in early October 2019. Penalties the Board could impose include license revocation or suspension, and/or probation with specific terms and conditions, including administrative penalties up to \$2,000.00 per violation, as well as the costs of the Board’s investigation.

As a real estate professional, please do not offer such “preferred vendor” programs to certified home inspectors because you will be enticing them to violate their code of professional conduct and jeopardizing their ability to earn a living in Arizona.

If you have any questions about this preferred vendor prohibition and the rule, cited above, making it unprofessional conduct for home inspectors to participate in such programs, please contact Douglas Parlin, Enforcement Manager, the Arizona State Board of Technical Registration.

Submitted by:
Melissa Cornelius
Executive Director

Arizona Board of Technical Registration
www.btr.az.gov (602) 364-4930

A Bit of Trivia

Do you know the five “C’s” of Arizona as shown on the State



Trivia Answer is on page 28



COMMISSIONER'S CONNECTIONS



Commissioner Lowe visits Real Living Property For You

Professionals sharing with Commissioner Lowe at DeLex Realty



Commissioner Lowe presents at the 8th Annual Women's Council of Realtors



“What a crowd of professionals” at the Commissioner Connection in Tucson

COMMISSIONER'S CONNECTIONS



Governor's Cabinet Agencies visit with Prescott Community Stakeholders

Louis Dettorre, Deputy Commissioner visits Kingman/Golden Association of REALTORS®



ADRE @AZDeptRE · Oct 28

Great turn out this morning in Tucson at the Commissioner Connection!
@realtorstucson



1 1 4



ADRE @AZDeptRE · Oct 9

Visit the ADRE website here for more information, bit.ly/2LZ7dQb

View monthly licensing and education stats on the ADRE website, [click here.](#)

Follow ADRE on Twitter to receive updates, notices and other relevant information. [Click](#)



1

PLANNING A COMPANY EVENT? To stay up-to-date with what's happening in real estate, and to hear "What's Making the Phone Ring at ADRE?," invite Commissioner Lowe to speak to your group. For scheduling a potential date, contact Abby Hansen, the ADRE Chief of Staff at ahansen@azre.gov

Email Notifications from ADRE

Requirements to Maintain Definite Place of Business

Make sure your email address with ADRE is accurate.

The Department issues “**courtesy reminders**” to brokers and salespersons electronically to remind them of the approaching license expiration. The email address that has been registered with the Department is used to provide reminders approximately 90, 60, and 30 days preceding the license expiration date. As an added courtesy service, Designated Brokers with correct email addresses registered with ADRE receive notice of licensed employees whose licenses are expiring at the same 90, 60 and 30 day intervals. The Department recommends licensees use their personal email address, so as to retain the connection to the Department even if their employer changes.

Inactive-status Entity Employing Brokers (corporations, limited liability companies, partnerships and limited liability partnerships) will not receive an email.

Using email to provide electronic reminders of upcoming license expirations may reduce the number of late-filed applications, thus allowing the Department to redirect resources.

It remains the license holder's responsibility to maintain their license in good standing before engaging in activities that require licensure.

90, 60, 30 Days

THE BROKER'S BUSINESS LOCATION

The Arizona Revised Statute, A.R.S. § 32-2126, requires the employing broker to have a definite place of business, as well as office signage containing specific information. **A.R.S. § 32-2126(A) states in part, “Each employing broker shall have and maintain a definite place of business.”** In order to comply with this statute, the employing broker (entity) must have a specific physical location where a client may visit during normal business hours to ask questions, sign documents or pay rent and where the transaction and employment records are maintained. This is the employing broker's business location on file with the Department. The following scenarios do **not** meet the statutory requirement for a “definite place of business.” The employing broker's business location listed with the Department is: A UPS or Mail Boxes, Etc. or other similar mail drop box location; an executive suite location in which the broker utilizes an office on an hourly basis or a conference room used by licensees to meet clients, as needed, and the employing broker maintains no permanent presence at the location and has no leased, dedicated office space within the executive suite; a “virtual office” location. The Department licenses only “brick and mortar” office locations. **A.R.S. §32-2126(B) states, in part, “Each designated broker**

and, if applicable, each employing broker shall cause a sign to be affixed at the entrance to the broker's place of business, in a place and position clearly visible to all entering the place of business, with the name of the broker, the name under which the broker is doing business if other than the broker's given name, and sufficient wording to establish that the person is a real estate broker”

In addition to the above office signage requirements, pursuant to A.R.S. § 32-2127(B), signage for a Branch Office location must include the words “Branch Office” and at the Broker's discretion, may include the name of the Branch Manager, and Branch Office signage must conform only to the provisions of the principal office. A Broker with a home office is not required to have signage in accordance with the Department's Substantive Policy Statement No. 2005.15 IF the Broker maintains a home office in the broker's PRIMARY RESIDENCE, handles FEWER THAN 3 transactions a year (0, 1 or 2), and has no real estate related employees licensed or unlicensed. **All other Brokers with a home office must fully comply with the requirements of A.R.S. § 32-2126(B).**



ADRE CALENDAR OF EVENTS

The ADRE will be closed on the following holidays:

Veterans Day—November 11, 2019
Thanksgiving Day—November 28, 2019
Christmas Day—December 25, 2019

ADVISORY BOARD MEETING

The next Real Estate Advisory Board Meetings will be held on
November 6, 2019 from 10 AM - 11 AM &
January 2020 (Meeting Date to be decided at the November 6, 2019 meeting)

Commissioner's Conference Room or Training Room
Arizona Department of Real Estate
100 North 15th Avenue, Suite 201
Phoenix, AZ 85007

All members of the public are welcome to attend

EDUCATION ADVISORY COMMITTEE

The next Education Advisory Committee Meeting will be held on
December 10, 2019 from 10 AM to 12 Noon
Arizona Department of Real Estate
100 North 15th Avenue, Suite 201
Phoenix, AZ 85007

All members of the public are welcome to attend

Out-of-State License Recognition

Effective August 27, 2019, individuals licensed in another state became eligible to apply for an occupational or professional license in Arizona with reduced requirements that took into account education obtained in the other state(s). HB2569 applies to occupations and professions in Arizona, including real estate. Individuals are required to obtain an Arizona real estate license before conducting real estate activity in Arizona.

Information and forms are available on the ADRE website, www.azre.gov. Please note that individuals applying for an Arizona real estate license must establish Arizona residency, and complete an Arizona Residency Attestation with the Department of Real Estate. Click the button shown below on www.azre.gov for more information.

Out-of-State License
Recognition Information



ADRE APPLICATION PROCESS

Individuals Requesting
Recognition of a Current
Out-Of-State
Real Estate License

(Pursuant to A.R.S § 32-4302)

Effective August 27, 2019

TEAM "Together Everyone Achieves More"

HOA Petition Process Update

In 2016, the Arizona Legislature passed legislation moving the Homeowners Association (HOA) Dispute Process to the Arizona Department of Real Estate (ADRE) [Link to Legislation](#). The Arizona Office of Administrative Hearings (OAH) will accept all cases as referred by the ADRE and schedule a Hearing Date before an Administrative Law Judge (ALJ).

The chart shown provides information relating to the HOA Dispute Process for Fiscal Year 2020, which began on July 1, 2019.

Further information on the HOA Dispute Process can be reviewed on the ADRE website, www.azre.gov.

	JUL	AUG	SEP	1ST QUARTER TOTALS	FY 2020 TOTALS
# of Cases filed	5	2	7	14	14
# of Cases Closed	3	5	5	13	13
# of Decisions Issued	7	1	8	16	16
Petitioner Prevailed	0	1	1	2	2
Respondent Prevailed	7	0	7	14	14
# Settled after hearings scheduled	0	0	1	1	1
# Withdrawn prior to referral	0	0	0	0	0
Denied	0	0	0	0	0

TOP 5 PETITION ISSUES

1. ARCHITECTURAL DESIGN
2. COMMON PROPERTY MAINTENANCE
3. RECORDS REQUEST
4. OPEN MEETING
5. ELECTIONS

EDUCATION REMINDERS

Three Credit Hours = 150 Minutes of Instruction

Are sponsoring title companies, lending institutions, warranty companies, law firms, etc., encroaching on the continuing education credit hours time of approved continuing education courses?

Sale or promotion of products or services are not permitted during instructional time, but are permitted prior to or after class, or during breaks. Lender programs presented in class must be generic programs offered through other lenders, and not proprietary to the presenting lender. The school is ultimately responsible for the enforcement of this requirement.

14 Day Notice

Remember, all schools are required to process their "14 Day Notice" online. The updated online features include the following: 1. Option for the scheduled course to view or not view on the public database 2. Change in the 14 day validation calculation was extended to midnight. 3. Removed the default to the Main campus when other campus location is selected 4. Some other functionality improvements.

INSTRUCTORS WHO ARE REAL ESTATE LICENSEES

Instructors who enter continuing education courses that they teach for compliance toward the real estate or educator license continuing education (CE) requirement are in violation of A.R.S. § 32-2153. Remember that CE courses must be taken from instructor other than themselves and a certificate must be issued.



Iowa Court Says Sellers Should Have Disclosed Previous Snake “Problem”

Excerpted from the ARELLO Boundaries Magazine

The case, *Robinson v. Welp*, involved a residential real estate purchase agreement that required the sellers to disclose known “material adverse facts” and “material defects” regarding the home. One of the questions on the required disclosure form provided to the buyers asked, “Is there a problem with mice, bats, snakes, spiders, roaches, etc.?” The sellers answered “No” to the question. The buyers were allowed to move in a few weeks before the scheduled closing and found two large bull snakes in the home, one on top of the downstairs bar. The sellers paid for pest control, but did not amend their disclosure statement or otherwise inform the buyers of the history of snakes at the home. The closing took place in October 2014. Between Spring 2015 and Spring 2016, the buyers found an estimated eighteen to twenty-two live bull snakes in the home, including one that fell out of the ceiling onto the head of one of the buyers. They also found a snake in the pool three times and forty snake skins in the walls and drop ceiling. The buyers paid a contractor \$7200 to help alleviate the problem but were told that complete eradication would cost \$55,000 and make the home uninhabitable for two months. * The buyers offered to rescind the transaction, but the sellers refused. The buyers sued, alleging breach of the sellers’ obligations under the purchase agreement and Iowa real property laws to disclose the snake problem. At trial, the sellers testified that a snake had not been found inside the home for 14 years but, in 32 years of living in the home they found snakes inside five times, three or four snakes were seen outside each year, and snakes had made their way into the pool. The sellers also undertook several pest control measures to eliminate snake food sources in and around the home because one of the sellers was “deathly afraid” of snakes. A trial-level district court awarded the buyers \$64,216.42 in damages. The sellers appealed. The Iowa Court of Appeals agreed with the trial court that the sellers violated their contractual and statutory duties to disclose the snake problem. The appellate court first noted case precedents establishing that the material adverse facts/material defects disclosure language in the purchase agreement “incorporate[d] by reference” the disclosure mandates of the state’s real property laws. Those statutes, Iowa Code Chapter 558A, require sellers to provide written disclosures about the “condition and important characteristics of the property ...,” make such disclosures “in good faith” and amend the required disclosure statement when it “is or becomes inaccurate or misleading, or is supplemented.” The Court of

Appeals rejected the sellers’ argument they did not understand the snakes to be a “problem” in the context of the disclosure form question. The court found that their previous efforts to minimize snakes in and around the home contradicted that contention, and that the sellers’ knowledge of buyers’ snake encounters after they moved in “indicate there was a snake problem to an extent the sellers knew about it when they completed the disclosure form.” The appellate court was also unpersuaded by the seller’s assertion that they had no disclosure duty because the disclosure form poses the question about snakes in the present tense (“Is there a problem . . .?”) and they had not seen a snake inside the home for 14 years. The court held that the disclosure form is not limited to material adverse facts affecting just the inside of the home, and the sellers failed to meet their statutory duty to amend their written disclosure when they learned about the snakes the buyers found when they moved in. The Court of Appeals held, “Iowa courts have repeatedly found a seller can be liable to a buyer for failing to disclose a known previously-or currently-existing condition so long as the condition is material.” Therefore, the present tense question “[did] not curb the [sellers’] duty to disclose a material previously existing condition.” The Court of Appeals thus concluded that, while there was substantial evidence that the sellers were not likely aware of the extent of the snake problem inside the home, they had actual knowledge that a snake problem existed and should have disclosed it to the buyers. [*Robinson v. Welp*, 929 N.W.2d 278; 2019 Iowa App. LEXIS 719. The recited facts are derived from the appellate decision.]



**The Arizona Department of Real Estate is now located at the Arizona Capitol Mall:
100 N. 15th Avenue, Suite 201 Phoenix, AZ 85007**



HUD Proposes Significant Changes to Fair Housing “Disparate Impact” Rules

Excerpted from the ARELLO Boundaries Magazine

The Department of Housing and Urban Development (HUD) has issued proposed rules that would significantly alter its current standards for establishing Fair Housing Act liability where a challenged policy or practice is neutral “on its face” or unintentional, but nonetheless has a prohibited “discriminatory effect.” The Fair Housing Act (FHA) prohibits discrimination in the sale or rental of housing because of race, color, religion, sex, handicap, familial status, or national origin. The FHA does not specifically address liability based on the discriminatory effects of a policy or practice, but appellate courts in 11 federal judicial circuits have, over time, endorsed the proposition that FHA liability may arise not only from intentional discrimination, but also from practices that have a “disparate impact” on protected persons. HUD interprets and administratively enforces the FHA and, in 2013, promulgated rules establishing that a practice has a discriminatory effect where it actually or predictably results in a disparate impact on an FHA-protected class or creates, increases, reinforces, or perpetuates segregated housing patterns [24 CFR Part 100]. The rule established a three-part, burden-shifting test under which disparate impact-based FHA claimants must show that a challenged policy caused, or predictably will cause, a discriminatory effect; then the defendant may show that the practice is necessary to achieve a substantial, legitimate, nondiscriminatory interest; upon which showing the plaintiff must establish that the interest could be served by another practice that has a less discriminatory effect. In many such cases plaintiffs rely, at least in part, on statistical evidence of the discriminatory disparate impact that a challenged practice has on protected persons. For example, in 2016 HUD issued a guidance document warning housing providers (landlords, property managers, etc.) about the potential for FHA-discriminatory effect liability that may arise from making adverse housing decisions, such as refusing to rent or renew a lease, based on an individual’s criminal history. The guidance addresses how disparate impact methods of proof (e.g., statistical data regarding criminal justice disparities, housing, applicants, census demographics, etc.) may be used to support such FHA claims. In 2015 the U.S. Supreme Court decided *Inclusive Communities Project, Inc. v. Texas Department of Housing and Community Affairs, et al.*, a case in which the plaintiff relied on statistical analyses

to support allegations that a state housing agency perpetuated segregated housing patterns, and thus violated the FHA, by the manner in which it handled low-income housing tax credits. In a 5-4 decision, the Supreme Court affirmed that disparate impact claims are cognizable under the FHA. However, HUD’s recent rulemaking notice asserts that the Supreme Court decision references, but does not rely on, the current disparate impact rules and presents standards and limitations that should apply to disparate impact cases. HUD says that its proposed rules do not eliminate discriminatory effect/ disparate impact as a basis for unintentional FHA discrimination claims, but rather more closely align the rules with the Supreme Court decision. Among numerous other changes, the proposed rules would clarify available discriminatory effect defenses, require a common law principal-agent relationship for vicarious FHA liability, and adjust the available remedies in federal administrative FHA cases. Notably, the proposed rules would also implement a new five-element test under which FHA plaintiffs (and charging parties) would be required to: “Plead that a challenged housing policy or practice has a specific, identifiable, discriminatory effect and is “arbitrary, artificial and unnecessary.” Only then would the defendant have the burden of identifying a valid interest served by the practice, which may then be rebutted by the plaintiff; Allege a “robust causal link” between the challenged practice and its disparate impact on members of an FHA-protected class, with new standards for the use of statistical disparity data; Allege an adverse effect on members of a protected class as a whole, not just on an adversely impacted plaintiff member of the class; Allege that the challenged disparity caused by the policy or practice is “significant”; and Directly caused by the challenged policy or practice (a codification of the FHA’s “direct relation” proximate cause requirement). In a statement, HUD Secretary Ben Carson said, “At the end of the day, this rule not only increases Americans’ access to fair and affordable housing, but also permits businesses and local governments to make valid policy choices.” However, several advocacy groups such as the Fair Housing Alliance are adamantly opposed to the rules and assert that they are intended to dismantle longstanding fair housing protections and make it more difficult to pursue housing discrimination claims.

LICENSING STATISTICS

Arizona Department of Real Estate Licensed Individuals & Entities October 1, 2019

	Active	Inactive	Total Current	In Grace Period	Current + Grace Period
Individuals					
Broker	12,114	1,008	13,122	639	13,761
Salesperson	48,066	13,355	61,421	4,800	66,221
Total Individuals	60,180	14,363	74,543	5,439	79,982
Last month	59,936	14,493	74,429	5,715	80,144
% change from last month	0.41%	-0.90%	0.15%	-4.83%	-0.20%
Same month last year	59,293	13,453	72,746	4,939	77,685
% change from last year	1.50%	6.76%	2.47%	10.12%	2.96%
Entities					
Branch, corp	177	34	211	22	233
Branch, liability	440	71	511	55	566
Branch, Partnership	1	0	1	0	1
Branch, Self-Employed	18	4	22	2	24
Corporation	1,344	64	1,408	89	1,497
Limited Liability	3,475	173	3,648	248	3,896
Partnership	27	2	29	1	30
Self-Employed Broker	1,886	102	1,988	270	2,258
Total Entities	7,368	450	7,818	687	8,505
Last month	7,382	456	7,838	684	8,522
% change from last month	-0.19%	-1.32%	-0.26%	0.44%	-0.20%
Same month last year	7,471	483	7,954	659	8,613
% change from last year	-1.38%	-6.83%	-1.71%	4.25%	-1.25%
Individuals & Entities					
Total - this month	67,548	14,813	82,361	6,126	88,487
Total - previous month	67,318	14,949	82,267	6,399	88,666
% change from last month	0.3%	-0.9%	0.1%	-4.3%	-0.2%
Total - this month	67,548	14,813	82,361	6,126	88,487
Total - same month last year	66,764	13,936	80,700	5,598	86,298
% change from last year	1.2%	6.3%	2.1%	9.4%	2.5%

** Arizona Real Estate licensing statistics are updated monthly and posted to the Department's website at www.azre.gov. Access by clicking the link on the homepage titled "Monthly License and Exam Stats".*

TRAVEL ID'S

PHOENIX – With the federally-imposed deadline of [October 1, 2020](#) drawing closer the Transportation Security Administration will advise passengers passing through airport security checkpoints that it's important to consider getting a Travel ID in order to meet upcoming new federal identification requirements.

The Arizona Department of Transportation Motor Vehicle Division offers the federally-compliant Travel ID at all MVD locations statewide. It's also available at those Authorized Third Party providers that offer license and ID services.

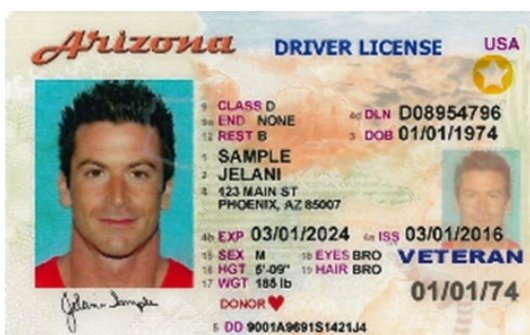
“This is a significant step for the TSA,” said MVD Director Eric Jorgensen. “It's important for the flying public to be aware of these new ID requirements. While those requirements are a federal mandate, licenses and IDs are issued by the state, and we encourage all Arizona motorists to strongly consider getting the Travel ID. It is the simplest way to ensure you have the proper ID needed to pass through airport security starting on October 1, 2020.”

He added, “The Motor Vehicle Division has made this process very simple. People can make an MVD office appointment at [servicearizona.com](#). Prior to coming to an office, a visit to [azdot.gov/travelid](#) will help begin the application process. Those who make an office appointment will typically be served in fewer than 30 minutes.”

In order to get a license or ID, customers need to bring three forms of documentation, including:

1. Proof of ID such as a birth certificate or valid U.S. Passport
2. Proof of Social Security number, such as a Social Security card
3. Two documents proving Arizona residency such as a utility bill, rental statement or similar items

For a full list of acceptable documents and for more general information about the requirements for the Travel ID, visit [azdot.gov/travelid](#)



Follow ADRE on Twitter to receive updates, notices and other relevant information. [Click Here](#)



EDUCATION UPDATE

EDUCATOR'S UPDATE SEPTEMBER 2019



Now available online is the Real Estate Exam Performance Summary by School (pass/fail rates for 1st time test takers) for National and State specific performance areas.

[Click here](#) to view the summary on the ADRE website. These summaries are updated quarterly.
[Click here](#) to view Educator Updates on the ADRE website.

REMINDERS FOR ALL SCHOOLS

- Instructor Qualifications: Check the ADRE website for the NEW Instructor Approval Application
- Advertising: Real Estate School should review the following advertising regulations and establish policies to ensure compliance with these regulations as a school and through any owner, director, administrator, instructor or other agent:
 - Arizona Revised Statutes [Click here](#) to view A.R.S. § 32-2135(D) and [here](#) to view A.A.C 32-2153(A)(26)
- Commissioner's Rule A.A.C § R4-28-502(D)
 - "A school shall include its name, address and telephone number in all advertising of Department approved courses. The school owner, director or administrator shall supervise and be responsible for all advertising. The school owner shall ensure that the school's advertising is accurate."
- 14 Day Course Notices - Schools must be sure to properly schedule the course event location in the 14 day Notice pursuant to A.R.S. §32-2135 especially if the course is held at a location other than the school location.

Number of "First Time Exam Takers"	JUL	AUG	SEP
EXAM TYPE			
REAL ESTATE BROKER	37	34	57
REAL ESTATE SALES PERSON	550	560	509
CEMETERY SALES PERSON	7	4	3
MEMBERSHIP CAMPING BROKER	1	0	0
MEMBERSHIP CAMPING SALES PERSON	0	0	1

TOTAL NUMBER OF LICENSEES (INDIVIDUAL AND ENTITY) AS OF SEPT 30, 2019 88,487

ADRE LICENSE ONLINE CE COURSE SUBMISSIONS JULY 1 TO SEPTEMBER 30, 2019

TOTAL COURSES ENTERED	243
DISTANCE LEARNING	3
PERCENTAGES DISTANCE LEARNING	1.23%

Education Advisory Committee

The ADRE's Education Advisory Committee's task is to offer support to the Education Division of the ADRE to fulfill its mission of: "Protecting the public interest by raising the level of professionalism in the real estate sector without increasing barriers to entry into the sector." Membership of the EAC is composed of 14 members that participate in public meetings at the ADRE on a quarterly basis. The EAC members are valued volunteers, and are not compensated for their time, nor reimbursed for expenses. Over the past several years, the EAC has worked diligently to provide ADRE with recommendations on an array of education issues pertaining to real estate licensees and the real estate profession.

Visit the ADRE website www.azre.gov to view the EAC Calendar for meeting dates, past and current minutes and meeting agendas.

ADRE thanks members Marc Blonstein, Sherry Olsen, and Evan Fuchs for their service to the EAC!

2 year term July 2019 to July 2021

Marti Barnewolt
Barbara Freestone
Kimberley Horn
Mary Sand
Debbie Shields
Cheryl Terpening
Betty Winn

2 year term July 2018 to July 2020

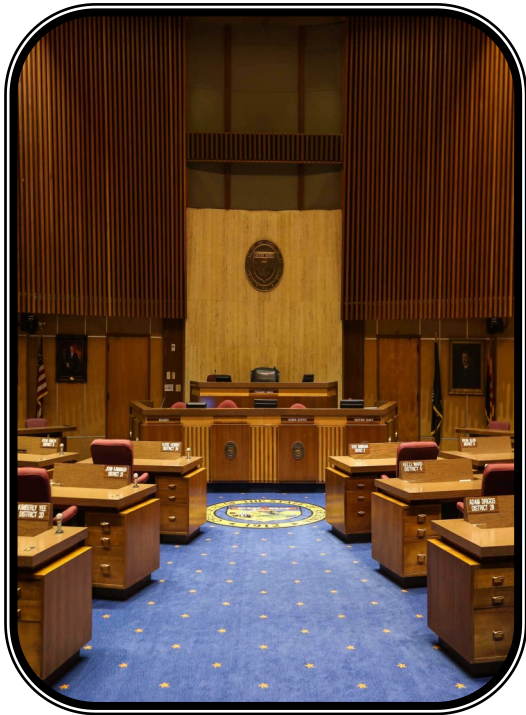
Holly Eslinger
Jim Hogan
John Kichen
Laura Kovacs
Debra Prevost
Patrick Sheahan
Kelly Zitlow

ADRE set a goal to significantly increase the total number of trained volunteer monitors assigned to audit real estate courses throughout the state. In FY 2019, ADRE set a target of 240 monitor assignments, and has exceeded this goal by making 244 assignments. Moving forward, ADRE will continue to make progress toward increasing the number of monitors. Additionally in FY 2020, ADRE will expand its focus from making volunteer monitor assignments, to also increasing the number of completed audit reports received after an assignment has been made. Ultimately, the goal is to continuously improve the quality of real estate instruction in Arizona through consistent and relevant feedback.

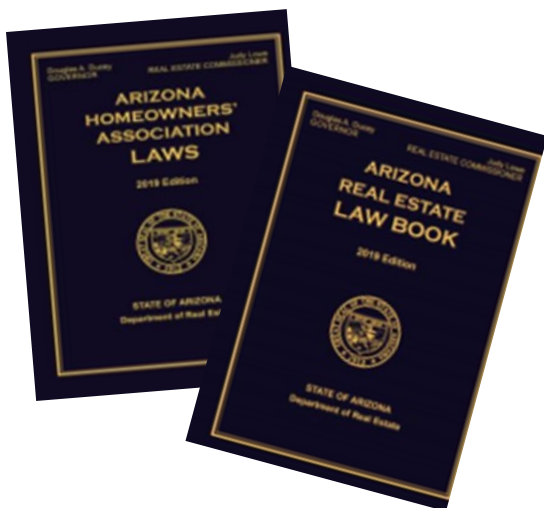
Effective September 23, 2019, the broker examination includes new questions in content areas that were updated on the **DETAILED INSTRUCTOR OUTLINE PRESCRIBED BROKER CURRICULUM (Real Estate)**, and questions specific to the practice of real estate in Arizona. (See [Course Outlines](#))

Please contact an [approved prelicensure school](#) for more information.

LEGISLATIVE UPDATE



As the 2020 legislative session approaches, it is timely to provide the real estate industry we serve with a brief overview of the legislative process. The 2020 legislative session begins on January 13, 2020, the second Monday of the month. Members of the House of Representatives and Senate will work to pass the State's budget and debate various legislative issues during the 100 calendar days of session. As a general update, in the months prior to session the ADRE remains engaged in the legislative process through the submission of the agency's budget request for the upcoming fiscal year. This request is submitted to the Governor's Office of Strategic Planning and Budgeting ("OSPB") for review as a part of their overall consideration of the Executive Budget. The budget will then be debated, and ultimately passed by the Legislature and signed by the Governor. Only members of the House or Senate have the power to introduce legislation during session. Issues introduced as a legislative item are often brought to a Representative or a Senator by constituents in their district, industry associations, or a concerned member of the public who could be one or both of the aforementioned groups. Prior to a bills introduction in either the House or Senate, a member of the legislature must make a request to Legislative Council for the bill to be drafted. Once drafted, a bill can be introduced in the House or Senate, depending on the bill sponsor. Once the bill is read on the floor of the House or Senate it can be assigned to a committee(s). Bills must advance through their assigned committee(s) before they can be voted on by the full body of the House or Senate. If passed by the members on the floor, the bill will travel to the opposite Chamber, either the House or Senate, and will go through the same process. If the bill is amended in a committee(s) after it passes, it must travel back to where the bill started, either the House or Senate to confirm the amendments. Once a piece of legislation is approved by both the House and Senate it is then forwarded to the Governor for consideration. If signed, it would be effective 90 days after enactment, unless otherwise stated in the bill. The Department's 2019 Legislative Overview can be viewed by [clicking here](#).



[Click here](#) to view the Law book /
HOA Law Book Order form

More information about the legislative process, members in your district and facts about past sessions can be found on the Arizona State Legislature's website at www.azleg.gov or visit ADRE Message Center to contact Louis Dettorre, Legislative Affairs Division.



Domestic Violence is one of the most widespread and dangerous health and safety challenges in our community today

Paint Phoenix Purple is a local awareness campaign brought to you by a collaboration of more than 50 community, private, and public organizations. Together we've created the "Road Map to Excellence: Making the City of Phoenix a National Leader in Preventing and Ending Domestic Violence."

Paint Phoenix Purple is an initiative that was started by more than 50 public and private organizations, including the city, with the goal of preventing domestic violence. In October, Phoenix will display purple on buildings and streets to raise awareness of domestic violence.

The O'Connor House, a nonprofit organization with the goal of continuing the legacy of former Supreme Court Justice Sandra Day O'Connor, is one of the sponsors of the initiative along with the Arizona Coalition Against Domestic Violence and the City of Phoenix.

All State and City employees were invited to wear purple throughout the month, and also on Thursday, Oct. 24, 2019 which was National Wear Purple Day for Domestic Violence Awareness.

If you or someone you know needs victim services, please contact: National Domestic Violence Hotline: 1-800-799-7233 or the Family Advocacy Center: 602-534-2120



ADRE @AZDeptRE · Oct 25

ADRE staff wore purple yesterday to support Domestic Violence Awareness. If you or someone you love needs help call the National Domestic Violence Hotline 1-800-799-SAFE(7233) #ItCanStop #EndDVinAZ #LightingAZPurple



Arizona Mexico Commission

The Arizona-Mexico Commission (AMC) is Arizona's premier cross-border nonprofit organization. The AMC's mission is to improve the economic prosperity and quality of life for all Arizonans through strong, public/private collaborations in advocacy, trade, networking and information. Arizona knows firsthand the value of strong international relationships in an increasingly connected global economy and society. And our shared border with Mexico offers Arizona the opportunity to work across international lines to achieve shared goals, and offer a unique region primed for international investment. The work of the AMC's binational committees drive this mission, acting as industry and community advocates in partnership with the Comisión Sonora-Arizona.

The Real Estate Committee promotes the supplying of services of a diverse cross-section of experts, including attorneys, real estate professionals, appraisers, developers and government officials.

- Bi-annual Arizona-Mexico Commission & Comisión Sonora - Arizona
- Contact the Arizona Mexico Commission at <https://www.azmc.org> for more information.
- A full list of AMC Real Estate Committee Members can be found by [clicking here](#).

ARIZONA REAL ESTATE COMMITTEE CO-CHAIRS



Judy Lowe
Commissioner
Arizona Department of Real Estate



Mike Hammond
President & CEO
Cushman Wakefield/PICOR

The Arizona Development Public Report for a Mexico Development is a disclosure document prepared for the public, including information provided by the developer. It is not a guarantee by the Development.

The Public Report Includes:

- Physical characteristics of the subdivided lands and surrounding areas
- Land use and restrictions
- Development improvements
- Buyer costs for completion of development improvements
- Sellers plans for marketing & sales
- Seller/Developer background research

Obtaining a Public report for a Mexico Development:

Visit www.azre.gov

Print and complete one of the following forms

- Sonora Mexico Subdivision Disclosure Report & Worksheet
- Mexico Application for Subdivision Disclosure Report

Submit completed application package to:

Arizona Department of Real Estate—Development Services
100 North 15th Avenue, Suite 201
Phoenix, AZ 85007





BROKER AUDIT HONOR ROLL

JULY 19, 2019 TO SEPTEMBER 30, 2019

License No.	Broker Last Name	Broker First Name	Brokerage Name	Type of Audit	Brokerage Location
BR105981000	ASHER	JOHN J.	AT REAL ESTATE SERVICES	Audit Onsite Main	PHOENIX
BR032941000	CARSON- OBEREMBT	BRENDA A.	SOUTHWEST DREAM PROPERTIES, LLC	Audit - Remote Sales	CAVE CREEK
BR009151000	CASSON	CHARLES E.	CENTURY 21 HIGHLAND REALTY CO.	EBAR w/ Sales	KINGMAN
BR552564000	CLIFTON	RONDA L.	MILLENNIA411.COM	EBAR w/ Sales	KINGMAN
BR040628000	CONLIN	ANNE K.	CLARKDALE INVESTMENTS	Audit - Remote Sales	CLARKDALE
BR013264000	CRITES	JACOB "JAKE" W.	JAKE'S OLD WEST PROPERTIES, INC.	Audit - Remote Sales	ASKFORK
BR526323000	DOCKTER	LESLIE H.	INFILL REALTY SERVICES	Audit Onsite Main	PHOENIX
BR530065000	DUFRESNE	CHARLENE K.	COPPER ROSE REALTY	Audit Onsite Main	TUCSON
BR636057000	DUNHAM	KATHLEEN	STEADFAST REALTY, INC.	Audit - Remote Sales	SEDONA
BR103302000	HAMMING	NICOLE W.	GLASS HOUSE INTERNATIONAL RE- AL ESTATE	Audit Onsite Main	CHANDLER
BR012993000	HANNIFAN	KERRY M.	HANNIFAN REAL ESTATE BROKER- AGE	Audit - Remote Sales	SEDONA
BR008178000	HOWE	KATHLEEN	LIFESTYLES OF ARIZONA, LLC	Audit - Remote Sales	SEDONA
BR027113000	INGEGNERI	MARION S.	GATEWAY PROPERTIES	Audit - Remote Sales	ANTHEM
BR042591000	JONES	LARRY D.	ERA - YOUNG REALTY & INVEST- MENT	Audit - Remote Sales	PAYSON
BR641603000	LARSON	BRENDA L.	VHM & REALTY	Audit Onsite Main	MESA
BR544954000	MARCEAU	LUC PAUL	RENTALS AMERICA	Audit Onsite Main	MESA
BR565261000	MAYNARD	KELLY W.	MAYNARD PROPERTIES.NET	EBAR w/ Sales	NEW RIVER
BR007464000	MCLEAN	CHARLES F.	BERKSHIRE HATHAWAY HOME- SERVICES ARIZONA PROPERTIES	Audit Onsite Main	SCOTTSDALE
BR029861000	MILLER	KAREN SCOTT	AGAVE PREMIER PROPERTIES	EBAR w/ Sales	NOGALES
BR576390000	PEPER	DONALD J.	CLEAR COMMERCIAL ADVISORS	Audit - Remote Sales	PHOENIX
BR542100000	POTTER	DAVID D., JR.	D & R REALTY	Audit - Remote Sales	GOLD CANYON

Continued on next page

BROKER AUDIT HONOR ROLL

Continued from previous page

License No.	Broker Last Name	Broker First Name	Brokerage Name	Type of Audit	Brokerage Location
BR584346000	RANSCO	JAMES J., II	DBSI REAL ESTATE, LLC	Audit Onsite Main	CHANDLER
BR510823000	RIDLEY	DRUE A.	DRUE RIDLEY & ASSOCIATES	Audit - Remote Sales	SEDONA
BR013928000	RINALDI	ANGELO	DESERT LAKES REALTY	Audit - Remote Sales	FORT MOHAVE
BR568285000	RISTOW	ELIZABETH M.	THE RISTOW GROUP	Audit - Remote Sales	BULLHEAD CITY
BR013167000	RUDOLPH	DOLORES	LOLITA'S REALTY	Audit - Remote Sales	NOGALES
BR100074000	RYAN	BRENDA L.	ARIZONA PREMIER REALTY HOMES & LAND LLC	Audit Onsite Main	GLENDALE
BR628398000	SCHENCK	JOETTE WELLS	HOMESMART PROS REAL ESTATE	Audit - Remote Sales	GREEN VALLEY
BR036617000	SHEEHAN	CORAL	PAG	Audit Onsite Main	PHOENIX
BR535235000	SPRUNGL	TROY A.	DELUXE REALTY	Audit Onsite Main	GILBERT
BR538452000	STOUT	ARACELY N.	ACCLAIMED REALTY GROUP LLC	Audit - Remote Sales	NOGALES
BR006156000	VEHON	TONY	WEICHERT, REALTORS - LAKE REALTY	Audit - Remote Sales	GOLD CANYON



DISCIPLINARY ACTIONS

JULY 19, 2019 TO SEPTEMBER 30, 2019

ABBREVIATIONS USED

ASA	ACCELERATED SETTLEMENT AGREEMENT	ED	ADDITIONAL EDUCATION
BA	BROKER ACKNOWLEDGEMENT	FEL	FELONY
C&D	CEASE & DESIST	J&S	JOINT & SEVERAL
CFO	COMMISSIONER FINAL ORDER	LG	LICENSE GRANTED
CO	CONSENT ORDER	MISD	MISDEMEANOR
COA	CERTIFICATE OF AUTHORITY	PL	PROVISIONAL LICENSE
CONV	CONVICTION	PM	PRACTICE MONITO
CP	CIVIL PENALTY	UA	UNLICENSED ACTIVITY

Name	License Number	Brokerage at time of violation	Location	Summary	Order
403-426 E Delano LLC	unlicensed		Tucson, AZ	Failure to obtain public report or exemption	C&D
Aicrag, LLC	LC651319000		Douglas, AZ	Audit & Property Management Violations	CO - CP \$3,000, 12 hrs. CE, Monthly Trust Account Review
Alcorn, David	BR005292000	Pacific Capital Advisors, LLC	Scottsdale AZ	Failure to timely disclose an adverse civil judgment	ASA - CP \$750, 6 hrs. CE
Alder, Rylie	unlicensed		Safford, AZ	Unlicensed activity	CFO- C&D upheld
Allen, Wyatt	SA685300000 Candidate		Queen Creek, AZ	Convictions	CO - 3 yrs. PL/PM
Anderson, Christine Marie	SA686512000 Candidate		Phoenix, AZ	Convictions	CO - 2 yrs. PL/PM
Arikat, Samir	SA682824000 Candidate		Scottsdale, AZ	Convictions	CO - 2 yrs. PL/PM
Backstrom, Elizabeth	SA682493000 Candidate		Phoenix, AZ	Convictions	CO - 2 yrs. PL/PM
Bennett, Joe			Phoenix, AZ	Unlicensed Activity by Unlicensed Person/Entity	C&D
Beydler, Jon	BR543141000	Vots Holdings, LLC	Chandler, AZ	Trust Irregularities in violation of rules and regulations	ASA - CP \$1,5000, 6 hrs. CE
Biers, Richard Patrick	SA686247000 Candidate		Phoenix, AZ	Convictions	CO - 3 yrs. PL/PM
Blevins, Crystal Nicole	SA685384000 Candidate		Tucson, AZ	Convictions	CO - 3 yrs. PL/PM
Blum, Randall E	BR013498000	Randall E Blum, LTD/REB	Mesa, AZ	Failure to timely disclose a Conviction	ASA - CP \$500, 6 hrs. CE
Bolton, Byron	SA673518000		Fountain Hills, AZ	Failure to timely disclose a conviction	ASA - CP \$1,000, 9 hrs. CE
Bon, Cynthia	SA536475000	Tierra Antigua Realty, LLC	Tucson, AZ	Misrepresentation	ASA - CP \$2,000, 12 hrs. CE
Bornholdt, Robert	BR007742000		Scottsdale, AZ	False/ Misleading Application	CFO- Revoked
Brown, Ronald	SA639512000		Goodyear, AZ	Convictions - multiple felonies	CFO - Revocation of License
C&C Lawngate, LLC			Glendale, AZ	Subdivision Illegal	ASA - CP \$1,000
Cantrell, John	BR560385000	Cantrell Development, Inc	Kingman, AZ	Failure to Respond / violation of rules and regulations	CO - CP \$5,000, 2 yrs. PL/PM, 12 hrs. CE
Cepero, Moraim	SA686831000 Candidate		Tucson, AZ	Convictions	CO - 2 yrs. PL/PM
Clinton, Joseph Ezra	SA675634000		Phoenix, AZ	Conviction - felony	CFO - Revocation of License
Coleman, Martinique	SA674954000	Russ Lyons Sotheby's International Realty	Tucson, AZ	Failure to timely disclose a conviction	ASA - CP \$1,000, 6 hrs. CE
Coletti, Victoria			Saddlebrooke, AZ	Unlicensed Activity by Unlicensed Person/Entity	C&D
Combs, Anna M	SA665309000		Phoenix, AZ	Conviction - felony and failure to respond to the Department's investigation	CFO - Revocation of License
Curtis, Caryl Jo	Sa686316000 Candidate		Apache Junction, AZ	Convictions	CO -2 yrs. PL/PM
Davis, Cundy L.	SA516542000	Maracay Realty LLC	Scottsdale AZ	Unlicensed activity while license expired	ASA - CP \$1,500, 12hrs. CE

DISCIPLINARY ACTIONS

JULY 19, 2019 TO SEPTEMBER 30, 2019

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Dedario, James	BR031807000	Candidate	Phoenix, AZ	Convictions	CO - 3 yrs. PL/PM
Del Castillo, Jennifer	SA573576000		Goodyear, AZ	Convictions	CFO - CP \$1,500 within thirty (30) days
Del Rio, Anthony Rudolph	SA685311000	Candidate	Surprise, AZ	Convictions	CO - 2 yrs. PL/PM
Design Capital Leasing Corp			Saddlebrooke, AZ	Unlicensed Activity by Unlicensed Person/Entity	C&D
Diaz, Francisco J	SA686239000	Candidate	Yuma, AZ	Convictions	CO - 2 yrs. PL/PM
Dibley, Sherayn	BR627343000	Key Real Estate Services, LLC	Mesa, AZ	Violations of rules and regulations	CFO - Revoked
Doyle, Bernard Clark	SA661949000	Realty Executives Northern Arizona	Prescott, AZ	Failure to timely disclose a Conviction	ASA - CP \$750, 6 hrs. CE
Durick, Laurie	BR538949000	Paramount Properties of Arizona, LLC	Gilbert, AZ	Violations of rules and regulations	ASA - CP \$2,000, 9 hrs. CE
Edgmon, Christ Scott	SA685349000	Candidate	Scottsdale, AZ	Convictions	CO - 3 yrs. PL/PM
EPK, Inc., dba Lake Powell Realty	CO522210000		Page, AZ	Audit Violations	CO - CP \$3,000, 2 yrs. PL, 12 hrs. CE, Monthly Trust Account Review
Fisher, David L	BR515477000		Phoenix, AZ	Failure to Disclose	CFO - CP \$1,000 within thirty (30) days, 10 hrs. CE
Franchimone, John Michael	SA683573000	Candidate	Gilbert, AZ	Convictions	CFO - license denied
Freed, Bryan Andrew	SA686044000	Candidate	Tucson, AZ	Conviction	CO - 2 yrs. PL/PM
Fuenning, William Scott	SA541233000	Candidate	Scottsdale AZ	Prior Department Action, Dishonest Dealings	CO - 3 yrs. PL/PM
Garay, Luis	SA650246000	Next Generation Real Estate LLC	Avondale, AZ	Paid compensation in violation of rules and regulations	CO - CP \$5,000, 2 yrs. PL/PM, 18 hrs. CE
Garcia, Angelica	BR046193000	Aicrag, LLC	Douglas, AZ	Audit & Property Management Violations	CO - CP \$3,000, 12 hrs. CE, Monthly Trust Account Review
Garcia, Elvis	SA685886000	Candidate	Buckeye, AZ	Convictions	CO - 2 yrs. PL/PM
Gibson, Amy	SA651378000	Commercial Property Connect	Mesa, AZ	Paid compensation in violation of rules and regulations	ASA - CP \$1,000, 6 hrs. CE
Glover, Sylvester	SA686199000	Candidate	Phoenix, AZ	Convictions	CO - 2 yrs. PL/PM
Graves, Jason	SA687081000	Candidate	Mesa, AZ	Other jurisdiction Sanction/ Failure to Respond	CO - 2 yrs. PL/PM
Hannum, Jack W.	SA514693000	ABI Multifamily	Phoenix, AZ	Failure to timely disclose a conviction	ASA - CP \$450. 6 hrs. CE
Herman, Charles Lewis	SA685238000	Candidate	Peoria, AZ	Convictions	CO - 2 yrs. PL/PM
Hogan, Clark	SA673892000	Kenneth James Realty, Inc.	Tempe, AZ	Failure to timely disclose a conviction	ASA - CP \$750, 6 hrs. CE
Hood, Bryan Douglas	SA684629000	Candidate	Fort Mohave, AZ	Convictions	CO - 2 yrs. PL/PM
Ibarra, Florencio	SA686285000	Candidate	Glendale, AZ	Convictions	CO - 2 yrs. PL/PM
Jones, Celia	BR026944000		Peoria, AZ	Audit Violations	CO - CP \$3,000, 9 hrs. CE, Monthly Trust Account Review
Jones, William	SA653326000		Scottsdale, AZ	Failure to disclose status as licensee, failure to deal fairly, misrepresentation	ASA - CP \$3,000, 12 hrs. CE
Kehl, David J	BR569153000	RE/MAX TERRITORY	Yuma, AZ	Audit & Property Management Violations	CO - CP \$4,000, PL 2 yrs., 12 hrs. CE, Monthly Trust Account Review
Kennedy, Katherine	SA679748000	Candidate	San Diego, CA	Convictions	CO - 2 yrs. PL/PM
Key Real Estate Services, LLC	LC653177000		Mesa, AZ	Violations of rules and regulations	CFO - Revoked
Kincaid, Megan J	SA636608000		Phoenix, AZ	Nevada violation with revocation of Nevada RE license	CO - 2 yrs. PL/PM

DISCIPLINARY ACTIONS

JULY 19, 2019 TO SEPTEMBER 30, 2019

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Kipuros, Steve JR	BR648531000	Sinmar Realty LLC	Phoenix, AZ	Failure to disclose civil judgment	ASA - CP \$1,000, 6 hrs. CE
Klemme, Elizabeth P	BR027814000	EPK, Inc., dba Lake Powell Realty	Page, AZ	Audit Violations	CO - CP 3,000, 2 yrs.PL, 12 hrs. CE, Monthly Trust Account Review
Lane, William	SA6601936000		Phoenix, AZ	Failure to disclose convictions and failure to respond to the Department's investigation	CFO - Revocation of License
Luce, Robert S	SA546404000 Candidate		Buckeye, AZ	Convictions	CO - 2 yrs. PL/PM
Mahoney, Cheryl	SA542357000		Scottsdale AZ	Failure to timely disclose a conviction	ASA - CP \$1,500, 12 hrs. CE
Martin, Adam Lee Christopher	SA685574000 Candidate		Casa Grande, AZ	Convictions	CO - 2 yrs. PL/PM
Mcalister, Jeffrey	SA684952000 Candidate		Tucson, AZ	Convictions	CO -2 yrs. PL/PM
Mcaward, Ashley	SA678571000		Phoenix, AZ	Lacks honesty	CFO - Revoked
Mccabe, Brandon	SA683445000 Candidate		Prescott Valley, AZ	Convictions	CO -2 yrs. PL/PM
McCall, Susan C.	BR552939000	Commercial Property Connect	Phoenix, AZ	Paid compensation in violation of rules and regulations	ASA - CP \$1,000, 6 hrs. CE
Milam, Melinda	SA684249000 Candidate		Queen Creek, AZ	Convictions	CO - 2 yrs. PL/PM
Miles, Adam Mackenzie	SA677265000 Candidate		Tucson, AZ	Convictions, Probation Violations	CFO- license denied
Miller, Jeffery	SA685401000 Candidate		Mesa, AZ	Convictions	CO -3 yrs. PL/PM
Morales, Jose	SA629021000 Candidate		Scottsdale, AZ	Convictions	CO - CP \$500, PL/PM
Morales, Rodney	SA656713000	My Home Group Real Estate	Phoenix, AZ	Failure to timely disclose a conviction	ASA - CP \$500, 6 hrs. CE
Morethanrent.com			Phoenix, AZ	Unlicensed Activity by Unlicensed Person/Entity	Cease and Desist
Nelson, Kenneth Michael	SA680972000 Candidate		Phoenix, AZ	Convictions	CO - 2 yrs. PL/PM
Nolan, Kevin	SA640237000		Globe, AZ	Violations of rules and regulations	CO - CP \$3,000, thirty (30) day License Suspension
Omans, Richard	SA047563000		Peoria, AZ	Property Management in violations of rules and regulations	CO - CP \$4,000, 2 yrs. PL/PM, 18 hrs. CE
Pantagis, Evan	SA686877000 Candidate		Phoenix, AZ	Convictions	CO - 2 yrs. PL/PM
Peters, Daniel	SA685974000 Candidate		Scottsdale, AZ	Convictions	CO - 2 yrs. PL/PM
Peters, Edward Nicholas	BR686465000 Candidate		Chandler, AZ	Revocation of real estate license by other jurisdiction	CO - 2 yrs. PL/PM
Pietrzak, Paul	BR638953000	Arizona Haciendas LLC	Queen Creek, AZ	Breach of Fiduciary Duty/Failed to Deal Fairly	ASA - CP \$2,500, 18 hrs. CE
Raker, Stephen	SA686612000 Candidate		Sedona, AZ	Convictions	CO - 2 yrs. PL/PM
RE/MAX TERRITORY	SE569153000		Yuma, AZ	Audit & Property Management Violations	CO - CP \$4,000, PL 2 yrs., 12 hrs. CE, Monthly Trust Account Review
Rich, Seth	SA544589000	Realty Executives, LLC	Phoenix, AZ	Failure to disclose compensation relating to sales transaction	ASA - CP \$1,500, 12 hrs. CE
Rickey, Rebecca Marie	SA658605000		Rimrock, AZ	Late Disclosure of DUI conviction	ASA - CP \$750, 6 hrs. CE
Roseman, Glenn Carlton	SA684392000 Candidate		Bullhead City, AZ	Convictions	CO - 3 yrs. PL/PM
Schoustra, Hein	SA042120000	Rimsza Realty, Inc	Glendale, AZ	Failure to timely disclose action from AZ Registrar of Contractors	ASA - CP \$450, 6 hrs. CE
Schuff, David W.	SA570865000 Candidate		Prescott Valley, AZ	Conviction	CO -2 yrs. PL/PM
Sjodin, Bridget Lee	SA657265000		Phoenix, AZ	Failure to Disclose criminal conviction and false application	ASA - CP \$3,000, 18 hrs. CE
Small, Darrell	BR557024000		Scottsdale, AZ	Misrepresentation	CFO - CP \$250
Standerfer, Forrest Samuel	SA684287000 Candidate		Kingman, AZ	Convictions	CO -2 yrs. PL/PM

DISCIPLINARY ACTIONS

JULY 19, 2019 TO SEPTEMBER 30, 2019

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Stevens, Cynthia L.	BR518049000	Help U Sell Central Properties	Chandler, AZ	Paid compensation in violation of rules and regulations	ASA - CP \$1,000, 6 hrs. CE
Stitt, Scott	BR655129000	Fleur De Lis Realty LLC	San Tan Valley, AZ	Failure to timely disclose a conviction	ASA - CP \$1,000, 6 hrs. CE
Sutton, Damon H	SA573797000	HOMESMART	Phoenix, AZ	Convictions-- Felony	OSS - License Suspended
Swanson, Gary	BR646521000	River Life Realty LLC	Lake Havasu City, AZ	Failure to Remit Trust Account monies	CFO - Revoked
Terry, Fox	SA533533000		Phoenix, AZ	Non-compliance with a Commissioner's Order	CFO - Revoked
Thompson, Chris	BR557576000	Caroline Auza Development LLC	Tempe, AZ	Audit violation, failure to maintain records and failure to supervise	CO - CP \$5,000, 2 yrs. PL, 18 hrs. CE
Thompson, Vanessa	SA683286000	Candidate	Scottsdale, AZ	Convictions	CO - 3 yrs. PL/PM
Toth, Attila	BR536132000	LATITUDE REALTY BROKERS	Phoenix, AZ	Failure to timely disclose adverse action from ACC and misleading renewal application	CO - 4yrs PL/PM, CP \$2,000, 12 hrs. CE
Turner, Kevin James	SA683056000	Candidate	Chandler, AZ	Convictions	CO - 2 yrs. PL/PM
VanScoyk, Austin	BR570108000	Property Wise Realty LLC	Safford, AZ	Failure to supervise	CFO - CP \$500, 6 hrs. CE
Volland, Melanie Anne	SA671170000		Peoria, AZ	Non-compliance with a Commissioner's Order	CFO - Revoked
Watson, Jennifer	SA666440000	Mountain Desert Living, LLC	Lake Havasu City, AZ	Failure to disclose license status as owner/agent in a transaction	ASA - CP \$2,000, 12 hrs. CE
Weining, Michael Phillip	SA685442000	Candidate	Phoenix, AZ	Convictions	CO - 2 yrs. PL/PM
Woodward, Christopher	SA687366000	Candidate	Mesa, AZ	Convictions	CO - 2 yrs. PL/PM
Wyatt, John	BR576971000		Ajo, AZ	Audit Violations	CO - CP \$4,000, 12 hrs. CE
Ziehr, Robert	SA685945000	Candidate	Red Rock, AZ	Convictions	CO - 2 yrs. PL/PM

ANSWER TO TRIVIA QUESTION ON PAGE 5 - THE FIVE C'S OF ARIZONA ARE:

COPPER, CATTLE, CITRUS, CLIMATE, COTTON

Take a look at the Recovery Fund Brochure on the ADRE website to learn more about the application process, or [click here](#)



**ARIZONA REAL ESTATE
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