



Arizona Department of Real Estate Bulletin Volume 2021 - Issue 3



Commissioner's Corner

HITTING THE GROUND RUNNING



Since my appointment as Commissioner of the Arizona Department of Real Estate in October, ADRE and its dedicated staff have remained focused on delivering quality and timely services to Arizonans, real estate licensees, homebuilders, real estate educators, and the real estate partners we serve.

ADRE provides the licensing and oversight of nearly 91,000 real estate professionals, collaborating with them as they deliver quality online and in person services. This partnership with our stakeholders, along with the implementation of an intentional management system that drives continuous improvement, has delivered quality service to Arizonans.

While ADRE's mission statement by Arizona law is to protect the public through their real estate transaction, I believe that the real estate profession shares this goal as they serve clients in their real estate dealings. This collaboration and dialogue will continue to be important in the years ahead.

I have received a warm welcome traveling throughout the state over the past two months, and have received many offers for support. Each interaction and conversation has been appreciated, and ADRE looks forward to creating opportunities for collaboration on current topics and to create beneficial resources.

HITTING THE GROUND RUNNING

(Continued)



I am proud to share a few accomplishments and highlights:

- I have had the pleasure of presenting to many groups throughout Arizona (and video streaming), some in collaboration with local and state associations and other state agencies discussing topics such as affordable housing, fix and flips, what's making the phone ring at ADRE?, and providing agency updates. In FY 2021, former Commissioner Judy Lowe and I marked over **100 ADRE outreach connections** to the real estate profession throughout Arizona.
- *Jim Knupp, Deputy Commissioner* joined ADRE on November 1st – Mr. Knupp has hit the ground running. He has experience in Arizona state government, most recently from the Arizona Registrar of Contractors (ROC) where he served from 2015 to 2021. Knupp served the ROC in many roles including as Chief of Operations, Continuous Improvement Officer, Chief Communications Officer, Legislative Liaison, Tribal Liaison, and ombudsman. Knupp has experience implementing continuous process improvement using the Arizona Management System, and managing agency functions and operations in a licensing and regulatory environment. Brian Norman, Legislative Liaison also started with ADRE on November 1st, and will serve the agency as the point of contact to the Arizona Legislature.
- *Abby Hansen, Chief of Staff* - manages business services and supports the Commissioner's office, and has worked closely with me as ADRE has transitioned. Please reach out to her at ahansen@azre.gov if you would like me to visit with your group.
- **ADRE's current 26 dedicated staff** remain focused on delivering quality services timely. I am focused on identifying areas where additional support is needed to support agency functions, while continuing to leverage technology where it is appropriate.
- **Licensing Services Division and Education Division** - Through *Liz Hill*, Assistant Commissioner of Licensing Services, the Divisions have focused on reviewing and approving applications timely. Focus on customer service will remain a priority of ADRE, using the Arizona Management system to address opportunities for improvement. Real estate schools submitting applications receive a three (3) day average turnaround on non-deficient applications. In 2022, ADRE will begin reviewing standard education forms for opportunities to streamline and simplify processes where appropriate. Input on current forms from Educators (schools & administrators) will be invited at that time. More information about the process to come in future education updates.
- **Development Services / Homebuilders Services** – Representing a ten year record, ADRE received over 1,100 public report and other subdivision applications from developers and homebuilders providing housing to Arizonans last fiscal year. Where required timeframes allow for 100 days to approve Public Reports required for subdivision communities, we are able to review and approve them in under two days on average. ADRE will continue to work toward exceeding timeframes and serving our development services customers.

HITTING THE GROUND RUNNING

(Continued)



- **Auditing & Investigations Division** - Investigation of complaints within our jurisdiction in FY 2021, under the direction of *Robin King*, Manager, were completed in an average of 26 days, below our goal of 30 days, while brokerage audits are completed in an average of 52 days. We will continue our focus on timely and thorough investigation of complaints within our jurisdiction and timely brokerage audits.
- **Enforcement & Compliance Division** – *Dan Jones*, Manager, and his division will continue to review referred files to determine and recommend appropriate discipline as appropriate, and required by statute.
- **Online Services** - Nearly 160,000 online transactions and messages were received through the Online License System (Licensee Login) and the online Message Center in FY 2021. Thank you for using ADRE's online services. And while we are thankful for our available online services, we want you to know the office remains open to serve you, our customer.
- **Information Technology** – *Kevin Goode*, Applications Developer has continued to support real estate licensees and the public through maintaining online services and systems. The new ADRE website was launched in June 2020, and more exciting things are in the works. Stay tuned.
- ADRE has improved our **phone services** - By implementing technology used in call centers, the system is able to answer the most frequent questions received, and directs the caller to the correct team member if the answer is not available. Though these systems can present problems in and of themselves, we have received positive feedback on this new system, and will work to improve it as need continuously.

Please continue to look to the ADRE website and online resources for answers to the most common questions. Thank you for all you do to support Arizona real estate, contribute to Arizona's vibrant economy, and serving Arizonans pursuit of property ownership.

As Commissioner, I look forward to continuing my service to you.

Sincerely,

Louis Dettorre, Commissioner
Arizona Department of Real Estate





ADRE Calendar of Events - 11/2021-3/2022

The Arizona Department of Real Estate will be closed on the following holidays:

Thanksgiving Day - Thursday, November 25, 2021
Christmas Eve - Friday, December 24, 2021
New Years Eve - Friday, December 31, 2021
Martin Luther King Jr. Day - Monday, January 17, 2022
President's Day - Monday, February 21, 2022

EDUCATION ADVISORY COMMITTEE MEETING (Public Meeting)

The next Education Advisory Committee Meeting will be held on **December 8, 2021**
at ADRE or by Virtual Meeting from 10:00am - 12:00pm
Arizona Department of Real Estate
100 N. 15th Ave. Suite 201
Phoenix, AZ 85007

ADVISORY BOARD MEETING (Public Meeting)

The next Real Estate Advisory Board Meeting will be held on **January 19, 2022**
by Virtual Meeting from 10:00am - 12:00pm
Arizona Department of Real Estate
100 N. 15th Ave. Suite 201
Phoenix, AZ 85007

REAL ESTATE PARTNERS MEETING

The next Real Estate Partners Meeting will be held on **January 20, 2022**
at ADRE or by Virtual Meeting from 10:00am - 12:00pm
Arizona Department of Real Estate
Pre-register with ADRE by emailing ahansen@azre.gov

DEVELOPMENT SERVICES LUNCH AND LEARN

The next Development Services Lunch & Learn will be held on **March 9, 2022**
at ADRE or by Virtual Meeting from 11:30am - 1:00pm
Arizona Department of Real Estate
Pre-register with ADRE by emailing ahansen@azre.gov

Hues of purple illuminated the skies over the AZ Capitol building, on October 4, 2021, as Governor Doug Ducey raised the awareness of Domestic Violence by lighting the Dome purple as a symbol of hope and awareness to all survivors and victims. October was first declared Domestic Violence month in 1989.

The month-long campaign continued with Paint Phoenix Purple on October 21, 2021. Governor Ducey asked each State Department to participate by wearing purple.

The campaign provides an opportunity to support victims, connect families and communities with essential resources, and encourage Arizonans to #EndDVinAZ.



Traveling for the Holidays?

Use the LI-204 - Delegation of Authority if you're going to be unavailable for over 24-hours.



Are you a designated broker? Are you traveling for the holidays or going to otherwise be unable to act within 24-hours?

If yes, you may have additional requirements to complete prior to leaving the office.

The Department regularly receives letters and, certainly around the Holidays with increasing frequency, emails advising who will be acting in the broker's behalf.

Such notice is not consistent with the statute, however. ARS 32-2127(D), reads:



D. If a designated broker is unable to act within twenty-four hours, he may designate a licensee whom he employs or another designated broker to act in his behalf. The designated broker shall make this designation in writing and shall keep the original designation at his office for one year from its effective date. A copy of this designation must be attached to any hire, sever or renewal form submitted to the department which is signed by the designated broker's designee. This designation shall not exceed thirty days' duration and may authorize the designee to perform any and all duties the designated broker may legally perform, except that a salesperson shall not be authorized to hire or sever licensees. A written designation is required for each temporary absence.

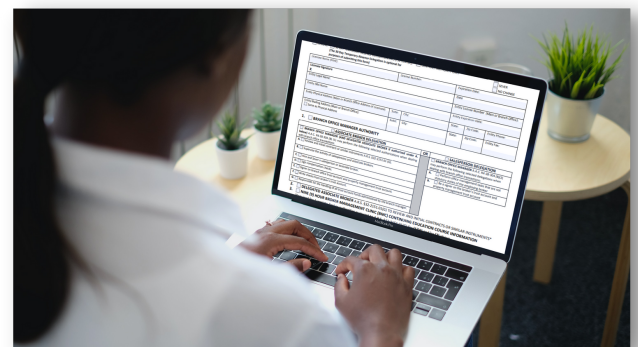
When the designated broker is going to be unavailable for 24 hours (and not more than 30 days), the broker is required to prepare written designation naming who (a licensee in the broker's employ or another designated broker) is appointed to act in the broker's behalf.

The broker is required to keep that in/with the broker's office records for one year from the effective date. Notice to the Department is ONLY provided when/if the designee submits a hire, sever, or renewal form to the Department during the period of time the person is designated to act in the broker's behalf.

For your convenience, we standardized a fillable form for such a written designation. It is called the "Delegation of Authority (Form LI-204)" and it can be found, by clicking [here](#) or visiting:

<https://azre.gov/sites/default/files/Forms/Licensing/Form LI-204 DB Delegation.pdf>

ADRE does not need a copy of the Form LI-204 unless you're hiring or severing a member who is or was delegated.





VOLUNTEERS NEEDED!



HELP ADRE "Raise the Bar" in REAL ESTATE education!

MONITOR COURSES, RECEIVE CE CREDIT!

The ADRE Volunteer Monitor Program utilizes current and active real estate licensees to provide feedback to the ADRE by attending courses at an Arizona approved real estate school. The purpose of monitoring real estate education is to identify opportunities that could improve the delivery, quality, content and outcomes of real estate courses, and the course approval requirements of ADRE.

If you are an education minded licensee, with the highest integrity, then you are a good candidate to be an ADRE Volunteer Monitor.



For More INFORMATION: Request an application through the ADRE Message Center [click here.](#)

Those selected to attend will receive an email invitation to training.

Volunteer Monitors shall not be an ADRE licensed educator affiliated with an ADRE approved school.

ADRE General Reminders/Updates



ARIZONA DEPARTMENT OF REAL ESTATE

NEW LICENSEE PACKET

To better serve you, our customer, ADRE created a "[Welcome New Licensee Packet](#)" with information all new licensees should know to navigate the [online portal](#) and perform necessary tasks associated with holding a real estate license.

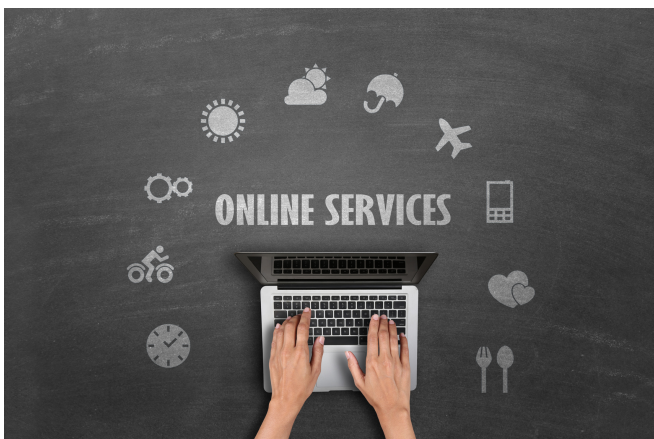
The ADRE staff has worked hard to put together this guide to help Arizona's new licensees. This 9-page welcome guide covers everything from how to contact ADRE, logging in, entering continuing education hours and much more! **Please share this with your pre-licensing students and instructors! It's a good reminder for long time real estate licensees as well!**

Thanks for all you do to support the real estate profession in the state of Arizona!



ADRE Commissioners Past and Present

Name	Appointment
Louis Dettorre	2021-Present
Judy Lowe	2009 - 2021
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



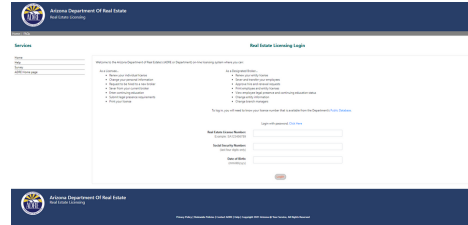
The Arizona Department of Real Estate is **open** for walk-in business. However, a majority of services can be completed online, such as applying for an original license, submitting forms, and renewing a license. Please search the ADRE website for answers to common questions. If you are an Arizona real estate licensee, you can complete many services through your personal page on the [Licensee Login](#), located under "[Contact](#)". Questions, applications, or complaints can be submitted on the website through the ADRE [Message Center](#).

Renewing? Upload your CE Courses

To make sure your continuing education (CE) courses are entered correctly; please follow the below steps:

1. Login at the Department's website also known as your Online Message Center at:

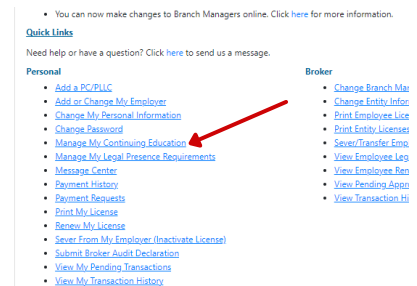
<https://az.gov/webapp/dre>



<https://az.gov/webapp/dre>

2. Navigate down to your Personal Quick Links and select:

Manage my Continuing Education



3. Enter the ADRE course numbers and dates of the CE classes taken during the current CE Period.

Once your courses are all successfully recorded; you will be prompted at the top of the screen (under ALERTS) to renew your license. Follow all prompts, answer the YES/NO questionnaire and then pay your license renewal fee.

Please note the following:

- To renew a real estate license the licensee MUST possess certificates for ALL of the required courses and categories.
- Filing a false or misleading application is grounds for license revocation or suspension and/or assessment of a civil penalty.
- Complete and enter all the required hours for one CE period before any courses are attributed to a subsequent CE period. CE for more than one CE period at a time cannot be entered.
- The course number from each certificate should be entered one (1) time, even if it covers more than one (1) category.
- If filing for renewal within one year after the license expiration date (the "grace period"), enter continuing education classes taken during the last 24 months of the license period or grace period.
- The course number and dates appear on CE certificates issued by licensed real estate schools upon completion of each ADRE-approved course. The course number can be found in the lower left corner of the completion certificate and is always preceded with letters (example: CD1234) If the system returns an error message and information ensure the course information entered matches what is on the certificate, contact the issuing school to verify the course number and credit category.

REMEMBER, if you are renewing late, and once you have paid, your license will be in an "in-active" status. You will be required to "re-hire" with your brokerage.



My first meeting as a member of the Real Estate Advisory Board for @AZDeptRE, w/ newly appointed Comissioner Louis Detorre. Glad to meet my fellow board members. Blown away by the level of efficiency by the department in responding to the real estate industry. So much to learn!



Commissioner Judy Lowe has been an instrumental leader at @AZDeptRE since 2009. I'm grateful for her years of dedication to serving Arizona, and for her work to preserve our state's reputation as the best place to live. Thank you, Judy — wishing you the best!



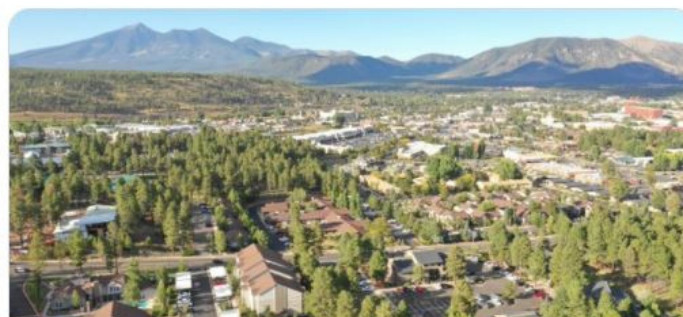
Thanks to Director Tom Simplot, Grace Appelbe, and all of the real estate professionals that participated in the Commissioner Connection yesterday in Tucson to receive an update from ADRE, Dept. of Housing, and the Governor's Office! [@AZHousing](#) [@realtorstucson](#) [@graceapps](#)



Thanks to the National Association of Hispanic Real Estate Professionals Greater Phoenix for inviting ADRE to join their business rally panel on real estate and housing this morning!



Thanks to the White Mountain Association of Realtors for inviting ADRE to join @AZROC and @AARSuccess to discuss Fix-N-Flips at their Learn & Lunch today!



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 (right) provides information relating to the HOA Dispute Process for Fiscal Year 2022, First Quarter (July - Sept 2021).

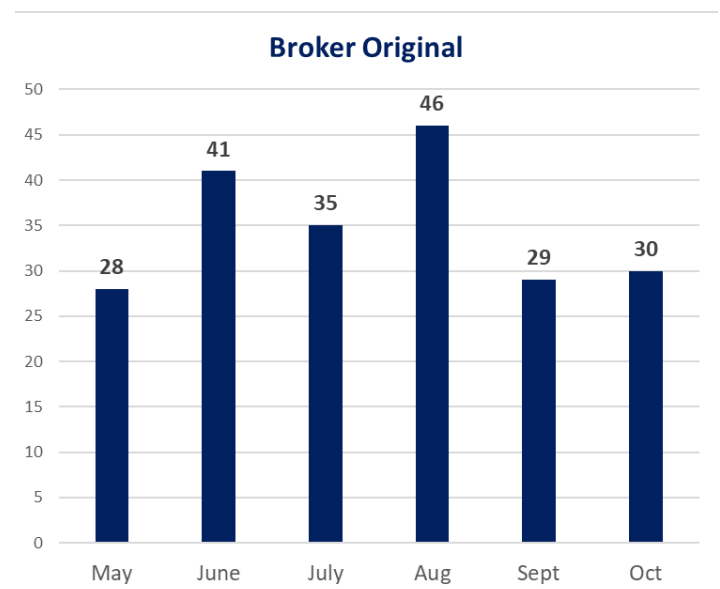
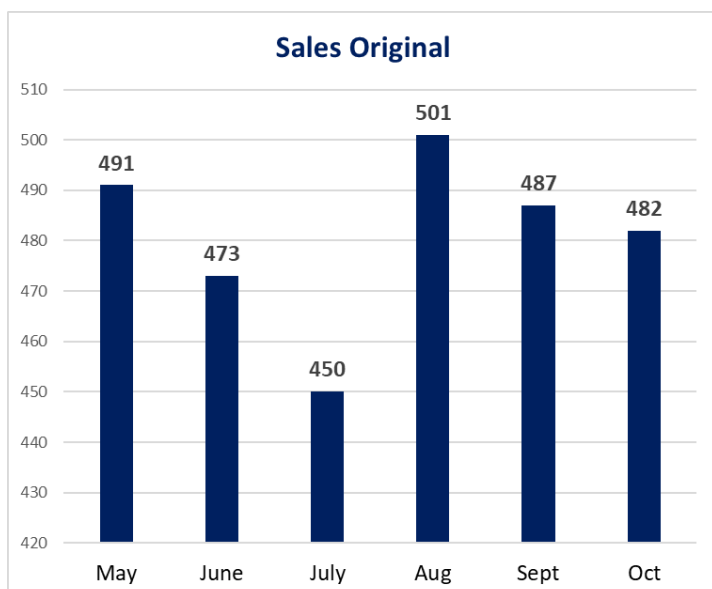
Further information on the HOA Dispute Process can be reviewed on the ADRE website, www.azre.gov.

	Jul	Aug	Sept	YTD
# of Petitions Filed	5	6	4	15
# of Petitions Closed	6	5	3	14
# of Decisions Issued	3	8	7	18
# of Petitioners	0	0	1	1
Prevailed				
# of Respondents	2	7	6	15
Prevailed				
# Settled after Hearing	1	1	0	2
Scheduled				
# Withdrawn Prior to Referral	0	0	0	0

Top 5 Issues Ending 1st Quarter	
#1	Board Not Following Community Documents or Proper Procedure
#2	Architectural Design
#3	Common Property Maintenance
#4	Records Request
#5	Open Meeting

Licensing Statistics

The Department of Real Estate started the month of November 2021 with 90,803 total Arizona real estate licensees (includes active, inactive, and grace period). Of that total there are 70,625 active salespersons, broker, and entities. [View the fully updated real estate licensee totals each month on www.azre.gov](#). ADRE continues to see a steady number of original real estate license applications from individuals pursuing a career in the real estate profession.



**ARIZONA
REAL ESTATE
ADVISORY BOARD**

Kimberly S. Clifton
2021 Chair
Phoenix

Carla Bowen
2021 Vice Chair
Pinetop

Karen Bohler
Lake Havasu City

Charles Bowles
Tucson

Bill Gray
Phoenix

Nedra Halley
Phoenix

Luis Ramirez
Phoenix

Randy Rogers
Phoenix

Justin W. Rollins
Scottsdale

D. Christopher Ward
Phoenix

Education Update



As of Nov 1, 2021

- Number of Active Schools (including branches): 221
- Total number of active courses: 2,246
- Number of instructors: 681
- Total number of Broker Exams administered in October: 39
- Total number of Salesperson Exams administered in October: 536
- Examination Passing Rates for First-Time Test Takers in October:
 - Broker: 82%
 - Salesperson: 64%
- Out-of-State License Examinations Administered October: 50
 - Broker: 50% (Passing Rate for First-Time Test Takers)
 - Salesperson: 50% (Passing Rate for First-Time Test Takers)

Reminders For All Schools

Instructor Qualifications: Check the ADRE website for the NEW Instructor Approval Application (Form ED-101).

14 Day Course Notices - Real Estate Statute requires Schools to properly schedule the course event location in the "14 day Notice" pursuant to A.R.S. §32-2135, including if, the course is held at a location other than the school location.

Real Estate Exam Performance Summaries by School (pass/fail rates for 1st time test takers) are available on the ADRE website. These summaries are updated monthly.

- [Click here](#) for more information.
- [Click here](#) to view the **October Educator Update** on the ADRE website.

Number of "First Time Exam Takers"

EXAM TYPE	AUG	SEPT	OCT
Real Estate Broker	22	35	39
Real Estate Salesperson	561	581	536
Cemetery Salesperson	3	3	2
Cemetery Broker	0	0	0
Membership Camping Broker	0	0	0
Membership Camping Salesperson	0	1	0
Universal License Recognition - Broker	8	6	4
Universal License Recognition - Salesperson	43	38	46

Between June - October 2021

Total CE Courses Entered by Renewing Licensees: 356,228

Distance Learning Courses Entered by Renewing Licensees: 255,530

Percentage Distance Learning Courses Entered by Renewing Licensees: 72%

VOLUME 2021 - ISSUE 3

**The Periodic Bulletin from
the Arizona Department of
Real Estate**

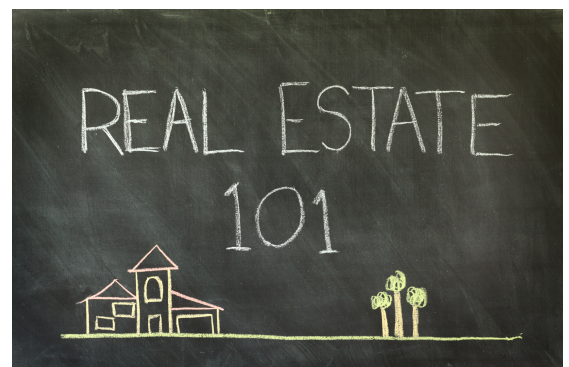
**An official publication of
the State of Arizona**

**DOUGLAS A. DUCEY
GOVERNOR**

**LOUIS DETTORRE
COMMISSIONER**

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 Louis Dettorre or Deputy Commissioner Jim Knupp to speak to your group. For scheduling a potential date, email ahansen@azre.gov.



Education Advisory Committee Update



The ADRE's Education Advisory Committee's task is to offer support to 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 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 industry. Visit the ADRE website www.azre.gov to view the EAC Calendar of meeting dates, past and current minutes and meeting agendas.



The current EAC members and terms are:

(July 2020 - July 2022)

Jenny Hogan-Lizarraga
Patrick Sheahan
Theresa Barnabei
Greg Muir

(July 2021 - July 2023)

Cheryl Terpening (Reappointment)
Kim Horn (Reappointment)
BethAnn Neynaber (New Appointment)
Annalisa Moreno (New Appointment)
Jeff Raskin (New Appointment)
Kurt Wildermuth (New Appointment)
Holly Eslinger (New Appointment)

Broker Exam Review, Underway

In early-November, volunteer Subject Matter Experts (SMEs) began reviewing the Arizona Real Estate Broker Exam.

If you've ever been through the process of exam development, you know it is tedious and requires a series of meetings, back to back and multiple, multi-hour meetings each week.

The individuals who assist the Department as SMEs are a dedicated few and they truly are experts in our field.

Without you, updating and keeping relevant the exam material would be impossible.

We thank you.



**Carla Bowen, Charles Bowles,
Laurie McDonnell, Lisa Suarez,
Duane Fouts, Jesi Wolnik, Patrick
Sheahan, Cathy Erchul, Michele
Williamson, Duane Washkowiak,
Shannon Wellman, Kim Horn**

DISCIPLINARY ACTIONS

July, 2021 TO November 22, 2021

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
Sherman, Neil	BR026438000	Insignia CRE LLC	Phoenix, AZ	Violation of Rules & Regulations	ASA—\$1,000 CP, 6hrs CE
Leister, Sandra	BR538156000	Sandra E. Leister	Phoenix AZ	Violation of Rules & Regulations	ASA—\$1,500 CP, 12hrs CE
Halstead, Tiesha	SA647329000		San Tan Valley, AZ	Late Disclosure-Conviction	ASA—\$1,500 CP, 12hrs CE
Hubka, Marla	BR552149000	Hubka Management Services, INC.	Kingman, AZ	Unlicensed Activity	ASA—\$2,000 CP, 12hrs CE
Dahl, Derek	BR508956000	Dahl Real Estate	Maricopa, AZ	Late Disclosure	CFO- \$500 CP
Landon, Michael Applicant	SA69715000		Mesa, AZ	Convictions	CO w/ 2yr PL/PM
Carreon, Christopher Applicant	SA696548000		Tucson, AZ	Convictions	CO w/ 2yr PL/PM
TKG Management INC	Unlicensed Entity		Columbia, MO	Unlicensed Activity	CO—\$3,000 CP, C&D
Montijo, David	SA03513000	CBRE, INC.	Tucson, AZ	Convictions	ASA—\$1,000 CP, 12hrs CE
Derringer, Jared M. Applicant	SA696259000		Scottsdale, AZ	Conviction	CO w/1yr PL/PM
Fojtik, Lisa Applicant	SA697106000		Phoenix, AZ	Convictions	CO w/3yr PL/PM
Devereaux-McIntosh, Kelly	SA500444000	Real Estate Investment Opportunities, LLC	Prescott, AZ	Violation of Rules and Regulations	CO w/2yr PL/PM, \$3,000 CP
Hendricks, Harley and Harley Hendricks Realty LC	BR010883000 and LC669992000	Harley Hendricks Realty LC	Buckeye, AZ	Trust Account Irregularities	CO—\$3,000 CP, 12hrs CE
Harless, Kailey Applicant	SA696095000		Phoenix, AZ	Conviction	CO w/1yr PL/PM
Bonner, Kenneth Applicant	SA697273000		Tucson, AZ	Convictions	CO w/3 yr PL/PM
Desrosiers, Daniella Applicant	SA696758000		Phoenix, AZ	Convictions	CO w/3yr PL/PM
Hopkins, Michaela	SA517842000		Mesa, AZ	False Renewal Application	CFO— 90 day suspension, 2yrs PL/PM, \$600 CP
Calderon, Christina Applicant	SA697017000		Tucson, AZ	Convictions	CO w/2yr PL/PM
Thomson, Dustin Applicant	SA697214000		Buckeye, AZ	Convictions	CO w/2yr PL/PM
Hanson, Marc Applicant	SA696583000		Scottsdale, AZ	Convictions	CO w/2yr PL/PM
McNelly, Morgan	SA674049000	Infinity & Associates Real Estate	Chandler, AZ	Convictions	ASA-\$1,000 CP, 12hrs CE
Harrell, Jason	BR624174000	A-Z Pro Realty	Gilbert, AZ	Trust Account Irregularities	CO-\$1,000, 15hrs CP
Berg, Robert H. and Ranch Realty INC	BR080322000 and CO000383000	Ranch Realty INC	Scottsdale, AZ	Trust Account Irregularities	CO—\$6,000 CP, 2yr PL, 12hrs CE
Dilorenzo, Tara Applicant	SA696973000		Tucson, AZ	Convictions	CO w/2yr PL/PM
Harris, Brian	SA674174000	HomeSmart LLC	Scottsdale, AZ	Violation of Rules & Regulations	ASA—\$1,000 CP, 12hrs CE
Frazier-Elliott, Anthony Applicant	SA696734000		Mesa, AZ	Convictions	CO w/2yr PM/PL

DISCIPLINARY ACTIONS

July, 2021 TO November 22, 2021

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Herman, Justin D Applicant	SA697682000		Phoenix, AZ	Convictions	CO w/2yr PM/PL
Blanco, Eddy	BR677299000	HomeSmart LLC	Buckeye, AZ	Advertising	CFO-\$1,000 CP
Chester, Lauren M Applicant	SA696378000		Phoenix, AZ	Convictions	CO w/2yr PM/PL
Prieto, Ramon	SA674367000	West USA Realty	Phoenix, AZ	Failure to comply with Commissioner's Order	CFO- Revocation
Berg, Denver	SA672574000	West USA Realty	Phoenix, AZ	Conviction—Late Disclosure	ASA—Civil Penalty \$1,000.00 12 hrs CE
Harris, Donna	SA650793000	HomeSmart LLC	Scottsdale AZ	Violation of Rules & Regulations	ASA— \$2,000 CP, 12hrs CE
Moran, Christina Applicant	SA697158000		Scottsdale, AZ	Convictions	CO w/2yr PL/PM
Friedberg, David Applicant	SA660958000		Scottsdale, AZ	Convictions	CO w/3yr PL/PM
Tvenge, Brett M Applicant	SA6979334000		Phoenix, AZ	Convictions	CO w/2yr PL/PM
Nemomsa, Behaylu T. Applicant	SA696339000		Tolleson, AZ	Convictions	CO w/2yr PL/PM
Gilliam, Jennifer D.	SA686503000		Peoria, AZ	Failure to Disclose	ASA—\$500 CP, 9hrs CE
Pollard, Austin	SA678122000	Sonoran Exclusive Properties	Avondale, AZ	Failure To Disclose	CFO-\$500 CP / 1 yr PL/PM
Brezicka, Bentson Applicant	SA694193000		Scottsdale, AZ	Convictions	CO w/2yr PL/PM
Corwell, Cory J Applicant	SA697877000		Tempe, AZ	Convictions	CO w/3yr PL/PM
Heatwole, Eugene	SA693180000	Cedar Ridge Real Estate	Taylor, AZ	Indictment , Violation of Commissioner's Order	Summary Suspension
Talayumtewa, Tanisha Applicant	SA697526000		Mesa, AZ	Convictions	CO w/2yr PL/PM
Novak, Andrew T Applicant	SA685617000		Tucson, AZ	Convictions	CO w/3yr PL/PM
Starrs, Tom	BR574756000	Roy H. Long Realty Company	Tucson, AZ	Convictions	ASA—\$2,000.00 CP, 12 hrs. CE
Carr, Spencer W Applicant	SA693592000		Gilbert, AZ	Conviction	CO w/1yr PL/PM
Neff, Zachary	SA689508000	Kenneth James Realty, INC	Tempe, AZ	Failure to Disclose	ASA—\$1,500 CP, 12hrs CE
Melenovich, Michael Applicant	SA697900000		Cave Creek, AZ	Convictions	CO w/2yr PL/PM
Harrison, Cindy	SA022795000	VDH Investments Corp.	Tucson, AZ	Violations of Rules & Regulations	ASA—\$2,000 CP, 12hrs CE
Schur, Ari Michael	SA685607000	Jason Mitchel Real Estate Arizona	Scottsdale , AZ	Failure to Obtain Approval, Negligence	CO—\$4,000 CP, 2 yr PM/PL , 15hrs CE
Meincke, Jana Leigh	SA673972000		Scottsdale, AZ	Felony Conviction	CFO- Revocation
Bocchi, Kimberly Applicant	SA694731000		Scottsdale, AZ	Convictions	CO w/2yr PL/PM
Mudd, Kimberly	BR581230000	Mudd Realty LLC	Phoenix, AZ	Failure to Disclose	ASA—\$2,000 CP, 12hrs CE
Wedel, Joshua R	SA692317000		Phoenix, AZ	Convictions	CO w/2yr PL/PM
Shaver, Phillip	SA568506000	EXP Realty LLC	Peoria, AZ	Violation of Rules & Regulations	ASA—\$3,000 CP, 12hrs CE
Bissette, Andre Ashlee	SA696621000		Maricopa, AZ	Convictions	CO—w/3yr PL/PM
Lynch, Adrienne L.	SA528522000	Conway Real Estate LLC	Mesa, AZ	Advertising	ASA-\$1,000 CP, 9 hrs CE
Ahmad, Naseruddin	BR532624000	Noma Group INC	Scottsdale, AZ	Failure to Disclose	ASA—\$1,500 CP, 12hrs CE
Cobos, Patricia Applicant	SA696565000		Sun City	Other Jurisdiction Sanction	CO w/3yr PL/PM
Gibson, Jessica Zahn	BR509621000	Commercial Investment Advisors INC.	Scottsdale, AZ	False/Misleading Application	CO—\$4,000 CP, w/2yr PL, 15hrs CE
Halmekangas, Timothy	SA643394000	21,000 Holdings LLC	Scottsdale AZ	Violation of Rules & Regulations	ASA—\$1,000 CP, 9hrs CE
Trudgian, Jeffrey	SA657296000	West USA Realty INC	Phoenix, AZ	Violation of Rules & Regulations	ASA—\$1,500 CP, 9hrs CE
Maxson, Austin Applicant	SA697525000		Chandler, AZ	Convictions	CO w/2yr PL/PM
Kuo, Ester	SA562869000	Realty One Group INC	Mesa, AZ	Violation of Rules & Regulations	ASA—\$1,000 CP, 9hrs CE
DeLuca, Peter	SA696301000		Chandler, AZ	Convictions	CO w/2yr PL/PM
Stanford, Jennifer	SA513896000		Cave Creek, AZ	Convictions	CO w/2yr PL/PM
Garza, Frankie	SA696467000		Tempe, AZ	Conviction	CO w/2yr PL/PM

DISCIPLINARY ACTIONS

July, 2021 TO November 22, 2021

WName	License Number	Brokerage at time of violation	Location	Summary	Order
Fit, Magdalena	BR555104000	Homesmart LLC	Peoria, AZ	Advertisement	CO—\$2,000 CP, 15hrs CE
Prince, Tucker	SA691816000	Diamond Resorts International Marketing	Scottsdale, AZ	Conviction	ASA—\$500. CP, 9 hrs CE
Gonzvar, Jean	BR556112000	Real Impressions, INC.	Phoenix, AZ	Non-Compliance	CFO—\$500 CP
Schoen, Robert	BR012134000	Holiday Realty, INC.	Bullhead City, AZ	Failure to Disclose	CO-\$2,000 CP, 12hrs CE
Farnsworth, Kelly	BR517248000	AZ Key LLC	Queen Creek, AZ	Unlicensed Activity	ASA—\$3,000 CP, 12hrs CE
Whalen, Timothy	SA672334000		Mesa, AZ	Unlicensed Activity	ASA—\$3,000 CP, 12hrs CE
Esala, Christina	BR632826000	Tierra Antigua Realty LLC	Tucson, AZ	Violation of Rules & Regulations	ASA—\$1,000 CP, 9hrs CE
Gaitan, Sergio Applicant	SA685939000		Gold Canyon, AZ	Convictions	CO w/3yr PL/PM
Oppen, Matthew Applicant	SA696348000		Lake Havasu City, AZ	Convictions	CO w/2yr PL/PM
Rouse, Morgan Applicant	SA692130000		Phoenix	Convictions	CO w/2yr PL/PM
Sienicki, Christopher Applicant	SA697721000		Litchfield Park, AZ	Convictions	CO w/2yr PL/PM
Tanner, Nathaniel	SA585104000	Geneva Real Estate and Investments LLC	Tempe, AZ	Violation of Rules & Regulations	ASA—\$1,000 CP, 9hrs CE
Millward, Robert	SA645092000	Geneva Real Estate and Investments LLC	Tempe, AZ	Violation of Rules & Regulations	ASA—\$500 CP, 9hrs CE
Slapp, Alexis Applicant	SA698392000		Phoenix, AZ	Convictions	CO w/2yr PL/PM
Nikolaus, Lance Applicant	SA697827000		Scottsdale, AZ	Convictions	CO w/2yr PL/PM
Luh, Petra	SA649089000	West USA Realty, INC.	Phoenix, AZ	Violation of Rules & Regulations	CO—\$5,000 CP, 18hrs CE
Hoyt, Gregory	BR006683000	Arizona Industrial Properties INC.	Phoenix, AZ	Violation of Rules & Regulations	ASA—\$1,000 CP, 12hrs CE
Usry, Julie	UL583729000		Tucson, AZ	Convictions	CFO-license Denied
Flores, Diana	SA657480000	Next Generation Real Estate, LLC	Phoenix, AZ	Violation of Rules & Regulations	ASA—\$2,000 CP, 12hrs CE
Beauchaine, Jonathan	SA637855000		Janesville, WI	Late Disclosure	ASA—\$500 CP, 9 hrs CE
Benavides, Hector	SA694236000	Tinzie Realty	Wickenburg, AZ	Late Disclosure	ASA—\$500 CP, 9 hrs CE
Banks, David A	SA507778000	HOMESMART	Gilbert	Late Disclosure/Conviction	ASA and Order, \$500 CP and 9 hrs CE
Bure, Shawn	SA674875000	Momentum Brokers	Chandler	Late Disclosure/Conviction	ASA and Order \$500 CP, 9 hrs CE
Gardenier, Tessa Applicant	SA698119000		Scottsdale, AZ	Convictions	CO w/1yr PL/PM
McCullough, Taylor Applicant	SA698315000		Glendale, AZ	Convictions	CO w/1yr PL/PM
McWhorter, Heath	BR523680000	Heli Properties LLC	Mesa, AZ	Other Jurisdiction Sanction	CO w/ 2yr PL, \$3,000 CP, 15 hrs CE
Muchmore, Diane	SA044429000	Benchmark One Realty LLC	Prescott, AZ	Violation of Rules & Regulations	ASA—\$2,000 CP, 15hrs CE
Rodriguez, Angel	SA658675000	Realty Executives Arizona Territory	Tucson, AZ	Late Disclosure/Renewal	ASA—\$1,000 CP, 9hrs CE
Carlos, Ariel	SA103530000	My Home Group Real Estate LLC	Scottsdale, AZ	Failure to Disclose	ASA—\$2,000 CP, 12hrs CE
Larson, Andrew Applicant	SA697537000		Las Vegas, NV	Convictions	CO w/2yr PL/PM
Ray, Paul C Applicant	SA698507000		Surprise, AZ	Convictions	CO w/2yr PL/PM
Marrell, Jerry	BR017922000	Fennemore Craig, PC	Phoenix, AZ	Violation of Rules & Regulations	ASA—\$2,000 CP, 9hrs CE
Brown, Patricia	SA522474000	Devstar Realty, LLC	Camp Verde, AZ	Violation of Rules & Regulations	CO—\$1,000 CP, 12hrs CE
Simonis, Michele J	BR535092000	Elite One Realty, LLC	Gilbert, AZ	False or misleading application, continuing education	CFO— 60 day suspension, \$6,000 CP, 2yr PL
Zeune, Nathaniel Applicant	SA697852000		Scottsdale, AZ	Convictions	CO w/3yr PL/PM
Wexler, Daniel	BR565847000	Jason Mitchell Real Estate Arizona, LLC	Scottsdale, AZ	Failure to Supervise	ASA—\$,3000 CP, 12hrs CE
Vigliotti, Aniello	SA666172000	Hague, INC	Scottsdale, AZ	Violation of Rules & Regulations	ASA—\$1,000 CP, 12hrs CE
Smith, Myles	Unlicensed		Tucson, AZ	Unlicensed Real Estate Activity	C & D
Rogers, Keith	Unlicensed		Tucson, AZ	Unlicensed Real Estate Activity	C & D

DISCIPLINARY ACTIONS

July, 2021 TO November 22, 2021

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Smitty & KJ'S Home Solutions, LLC	Unlicensed		Tucson, AZ	Unlicensed Real Estate Activity	C & D
Cranson, Patricia	SA116995000		Tempe, AZ	Late Disclosure	ASA—\$500.00 CP, 9hrs CE
Walker, Monique	SA544942000	VDH Investments Corp.	Scottsdale, AZ	Advertising	ASA—\$1,000 CP, 6hrs CE
Hung, Carlos	SA580909000		Anthem, AZ	Unlicensed Real Estate Activity	CO w/ 2yr PL/PM, \$2,000 CP, 12hrs CE
Pryor, Cynthia	SA686525000	SCI Arizona Funeral Services, Inc.	Phoenix, AZ	Late Disclosure	ASA-\$750.00 CP, 9 hrs CE
Larrazolo Jr., Lorenzo Applicant	SA696686000		Chandler, AZ	Convictions	CO w/3yr PL/PM
McPhee, Saira Applicant	SA698657000		Tempe, AZ	Convictions	CO w/2yr PL/PM
Anthony, Brian	SA561057000	Silver Sage Properties	Golden Valley, AZ	Late Disclosure	ASA—\$750.00 CP, 9hrs CE
Nelson, Angelina	SA533276000		Gilbert, AZ	Unlicensed Activity	CFO-\$300 CP
Guevar, Raul	SA684187000	America-One Realty Services, INC.	Scottsdale, AZ	Failure to Disclose	ASA—\$500 CP 9hrs CE
Westby, Gabrielle Applicant	SA698030000		Gilbert, AZ	Convictions	CO w/2yr PL/PM
Ramsay, Jeffrey Applicant	SA694830000		Phoenix, AZ	Convictions	CO w/2yr PL/PM
Borst, James	BR101560000	Desert Pacific Advisors, LLC	Scottsdale, AZ	Violation of Rules & Regulations	ASA—\$1,000 CP, 6hrs CE
Conti, Victor	BR633789000	Golden View Realty	Scottsdale, AZ	Subdivision Violation	ASA—\$1,000 CP
Patrick, Bo	SA650000000	Phoenix View Realty, LLC	Sun Lakes, AZ	Unlicensed Activity	ASA—\$1,000 CP, 6hrs CE
Dray, Devon	SA034123000		Glendale, AZ	Failure to Disclose conviction	CFO-\$1,000 CP
Gunderson, Brook Applicant	SA698383000		Marana, AZ	Convictions	CO w/2yr PL/PM
Scott, Sharon	SA525007000	LBVRS Inc.	Bullhead City, AZ	Failure to Disclose	ASA—\$1,000 CP, 9hrs CE
O'Neil, Elisabeth	BR696640000		Phoenix, AZ	Unlicensed Activity	ASA—\$2,000 CP, 12hrs CE
Wagner, James C.	SA631368000		Peoria, AZ	Late Disclosure	ASA—\$750 CP, 9hrs CE
Biray, Ozan Applicant	SA699143000		Mesa, AZ	Convictions	CO w/2yr PL/PM
Li, Belina	SA670656000	My Home Group Real Estate LLC	Scottsdale, AZ	Failure to Disclose	ASA —\$2,000 CP, 12hrs CE
Rodney, Rudolph	SA650041000	Homesmart LLC	Goodyear, AZ	False Statements	CO—\$4,000 CP, License Suspension, 2yr PL/PM, 12hrs CE
Kelley, Matthew	BR103433000	RE Premier LLC	Scottsdale, AZ	Violation of rules and regulations	ASA—\$1,000 CP & 6 hrs CE
Timmins, Myles B	BR527426000	SR Arizona LLC	Las Vegas, NV	Failure to Supervise	ASA—\$5,000 CP and 12 hrs CE
Villela, Janns	SA686912000	EMG Real Estate	Phoenix, AZ	Late Disclosure	ASA— \$750 CP, 9 hrs CE
Henry, Ashley Applicant	SA699153000		Peoria, AZ	Convictions	CO with PL/PM 2 yrs.
Nomad Labs INC & Nomad Brokerage Arizona LLC	Unlicensed		Mesa, AZ	Unlicensed activity	ASA—\$1,000
Harrison, Sharma	SA659691000		Chandler, AZ	Unlicensed Activity	ASA- \$500
Burnett, Andrew	SA674453000	Taylor Street Advisors	Phoenix, AZ	Convictions	CO—2yr PL/PM
Suppici, Hector	SA694558000	Americana Arizona LLC	Phoenix, AZ	Failure to Disclose	ASA—\$500
Del Castillo, Jennifer	SA573576000		Goodyear, AZ	Failure to Disclose conviction	CFO-\$1,000 CP
Navarro, Raymundo	SA660442000	My Home Group Real Estate LLC	Scottsdale, AZ	Failure to Disclose	ASA—\$1,000 CP, 6hrs CE
Durante, Christopher	SA691034000	SR Arizona LLC	Sedona, AZ	Unlicensed Activity	ASA—\$4,000 CP, 12hrs CE
Estavillo, Arthur	BR53102000	FYG Inc.	Mesa, AZ	Trust Account Irregularities	ASA—\$2,000 CP, 9hrs CE
George, Madison	SA685298000	Jason Mitchell Real Estate Arizona, LLC	Phoenix, AZ	Unlicensed Activity	ASA— \$750 CP
Wexler, Daniel	BR565847000	Jason Mitchell Real Estate Arizona, LLC	Scottsdale, AZ	Failure to Supervise	ASA—\$1,000 CP
Harris, Tajane	SA696660000		Anthem, AZ	Failure to Disclose	CFO— \$200 CP
Sturdivan, Martha	SA698943000		Tucson, AZ	Conviction	CO—2yr PL/PM