Comments From the Commission Chair

History of Real Estate Law

Jill Stone
Commission Chair

Why is License Law necessary? Real estate license law protects the public while they navigate the single largest transaction of their lives: purchasing a home. Real Estate License Law celebrated 100 years last year. In 1908, when the National Association of Real Estate Exchange (presently NAR) was founded, the Code of Ethics did not exist, written contracts were rare, and dishonest brokers, called “Curbstoners,” were a major obstacle to gaining the public’s trust. Real estate license laws were essentially nonexistent. As we went from pioneering and homesteading to urbanization, people everywhere found it increasingly difficult to “strike a deal” with strangers for land and homes. Real estate practitioners themselves began to see the need for government regulation. Early on, Louisiana (1904) and a few other states required practitioners to pay an annual fee to be licensed. However, there was not a regulatory body or any other enforcement.

In 1912, the MacChesney Act included a draft model license law that included the following:
- An annual fee of $10 - $1000 for brokers and $2.50 annual fee for sales agents
- Letters of endorsement from 5 local property owners
- Only licensed brokers could sell or lease real estate
- Fine or imprisonment for misrepresentation
- Regulatory board to administer the law
- No educational requirements

In 1917, California’s legislature passed the nation’s first real estate licensing law, but the courts declared that law to be unconstitutional. California then adopted the Real Estate Act of 1919, which became the first successful, permanent real estate license law. In 1924, Wisconsin was the first state to add educational requirements. The last state to adopt license law was Rhode Island in 1959.

Around 1920, Idaho became one of the first 12 states to pass license law. In 1947, the Idaho Real Estate Commission was created, as a self-governing agency operated with dedicated funds from license fees. The Commission consisted of four governor appointed Commissioners from the industry to represent four geographic districts in the State of Idaho. In 2016, the Commission gained a public non-industry member to be appointed by the Governor. By requiring qualifications for licensing, the law enables the Commission to ascertain that persons acting in the capacity of a broker or salesperson meet certain standards of knowledge, experience and integrity.

We have come a long way over the past 100 years. The staff works tirelessly, fielding assistance phone calls and emails, investigating license law violations, licensing applicants, and preparing quality real estate education. As a Commissioner, I have come to respect and appreciate the protection license law provides to consumers and licensees. I hope that we all appreciate and respect our real estate license law, Commission staff and Commissioners that have been hired or appointed to enforce these laws.

Upcoming Commission Meetings:
- January 23, 2020 - 8:30 a.m.
- March 9, 2020 - 1:00 p.m.
- May 19, 2020 - 8:30 a.m. - Rexburg
- July 22, 2020 - 8:30 a.m.

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What’s in Your Pocket?

MiChell Bird
Executive Director

The growing trend of off-MLS listings is a reality that some licensees are struggling with, especially where inventory is tight. These off-MLS listings go by various names—pocket listings, office exclusives, and “coming soon” properties. Basically, these “off-MLS” properties are not initially advertised to the general public or to other multiple listing service (MLS) members. These types of listings are the subject of much debate.

The Commission receives a lot of calls regarding off-MLS listings. What is the Commission’s position on “off-MLS” listings? While there is no license law specific to pocket listings, the principles of IREC’s Guideline #8, “Coming Soon” Listings, also apply to other types of off-MLS listings.

Critics argue off-market listings are anti-competitive and a way for some agents to gain an edge over peers by holding a listing exclusively. While there may be valid reasons to promote a property this way, such as to maintain privacy of a high-profile seller, there are some dishonest reasons as well.

Sometimes a property is treated as a pocket listing for the purpose of excluding other agents from selling the property. The listing agent believes they can produce a buyer without competing licensees’ assistance. Selling his or her own listing allows the listing agent to potentially pocket more of the sales commission than if the licensee cooperated with another licensee or brokerage. This type of action may harm sellers, and the market at large, because the property was not correctly exposed to fair competition. Many of these properties sell for less than they might if exposed to a wider audience.

These schemes also could potentially be a license law violation regarding agency duties. When an agency relationship is created, Idaho Code 54-2087(4) requires the licensee to:

• promote the best interest of the client
• seek a buyer to purchase the property at a price, and under terms and conditions acceptable to the seller

For customers, Idaho Code 54-2086(1) requires a licensee to:

• perform ministerial acts
• perform these acts with honesty, good faith, and reasonable skill and care

If the licensee is marketing property only to a limited pool of potential buyers, either to benefit their investor buyers or to collect both ends of the sales commission, IREC believes he or she is not acting with honesty or good faith nor promoting the best interest of their seller client.

Along with the duties imposed by the license law, some Idaho Multiple Listing Services have rules pertaining to these listings which must be followed in order to maintain MLS participation. The National Association of REALTORS® Board of Directors voted in November to pass the “Clear Cooperation Policy” proposal to amend NAR’s Handbook on Multiple Listing Policy. Although there are some exceptions, the policy would require that within one day of marketing a property to the public, the listing broker must submit the listing to the MLS for cooperation with other MLS participants.

In general, the Real Estate Commission maintains that it is almost always best for a licensee to expose listings to the widest possible audience for a reasonable amount of time. The proposed policy supports this belief.

Pocket listings may be trending, but as a real estate agent your first concern must always be ensuring you are promoting the best interest of your client.

We would like to Welcome Kim Cooper to the Idaho Real Estate Commission.
Kim was appointed by Governor Little as our North District Commissioner in July 2019.

Thank you Kathy Weber!
Kathy was appointed by Governor Otter in 2011 and served 8 years as the North District Commissioner. We appreciate her dedication to the Idaho Real Estate Commission.
Creating a Clear Vision for 2020

Georgia Meacham
Education Council Chair

It’s that time of year again. Seems like just yesterday we were singing “Auld Lang Syne” and now 2020 is here.

Articles on “New Year’s Resolutions,” “Yearly Reset,” “Goal Setting Sessions” and “Vision Board Planning” seem to fill our news feeds. There are many varied strategies to use for setting a clear vision for your business next year. Not surprisingly, many people will make resolutions, yet only about 8% of people will keep them.

If you are like most real estate licensees, no doubt you are hoping to have a better year in 2020 than you had in 2019. As you know, “Hope is Not a Strategy,” so here are 3 tips to having a more profitable business in the year ahead.

1. Conduct an end-of-year production analysis. What did you accomplish last year? Try making a list of the 20 most important accomplishments you had last year. Focus on what you did right instead of what you did wrong. Use your strengths as a guide to know what you can do and build from there. It is important to celebrate the milestones you did achieve.

2. Be deliberate about your business future. Try setting 3 goals to accomplish during the year. As you set your daily, weekly, and monthly intentions, they should all move you closer to your main three goals. The process doesn’t have to be complicated, it just has to work for you. You can use an app like “Things 3” or “ZenDay”. A spiral notebook works too. Use what works for you.

3. Learn and stay current in your business. You wouldn’t want to go to a doctor who didn’t keep up with new procedures. Would you want to use an attorney that didn’t follow current court cases? Simply passing the bar exam doesn’t make him/her a good attorney and the same is true in real estate. Having a real estate license doesn’t mean you know the business.

One of the best ways to learn and stay current is to get good education. Merely sitting in on a CE or post license class doesn’t mean you will learn anything. Try setting a goal that every class you take for CE, you will make it worth your time. That may come from participating in class, or by being fully present. You may receive benefits from the interaction that you have from the other agents in the class or from meeting other agents that live out of your area. Commit to take the CE classes that don’t just fill the required hours. Take CE classes to learn and stay current in your business.

Hold yourself accountable for the time you invest, learning is a two way process. You may have the best instructor and if you are a poor student… you will not learn. Conversely, you may have the worst instructor and if you are the best student… you will learn. You control the learning process.

Instead of making resolutions to improve your business this year, try analyzing your business to celebrate your successes, focus on three certain areas for improvement with concrete ways to measure your progress, and commit to learning your business by staying current. Using those three tips, you will be well on your way to achieving a clear business vision for 2020.

Welcome Alice!
Alice Young
Education & Licensing Training Specialist

Alice graduated from The College of Idaho in 2012, with a BA in English Literature, and minors in Reading and Secondary Education; she completed her student teaching in Caldwell, Idaho, and earned her teaching certification in 2013.

Prior to joining the Real Estate Commission, Alice worked for the Idaho Department of Juvenile Corrections as a teacher for six years.

Alice loves spending time camping, fishing, and lazing in the sun with her little family of three.

Welcome Kaylan!
Kaylan Fowler
Enforcement Department Administrative Assistant 2

Kaylan Fowler was born and raised in Blytheville, Arkansas. Kaylan has been a resident of Mountain Home, Idaho, for the past 5 years.

Prior to her employment with IREC, she worked for the Friedly, Ward and Peterson law firm. She studied Psychology and Political Science at Park University. In her free time, Kaylan enjoys exercising, kayaking, and going to the shooting range. Since living in the great state of Idaho, she has grown to love hiking.

We are very happy to have Kaylan on the IREC team.
Throw Me a Lifeline Please!

Melissa Ferguson
Education & Licensing Director

What’s the difference between the Idaho Real Estate Commission (IREC), the Idaho REALTORS® (IR) and a Multiple Listing Service (MLS)? Do you know who to call if you need help?

The Idaho Real Estate Commission is a state agency that issues real estate licenses, governs real estate practices, investigates complaints, and enforces license law. The charge of the Commission is to protect the public interest in regulated real estate transactions. The Commission ensures licensees possess the knowledge, skills, and competency necessary to function in the real estate business in a manner that protects and serves the public interest.

Idaho REALTORS® is a private industry group that provides member services and advocates on behalf of the real estate industry. Association members are required to abide by NAR’S Code of Ethics and other rules as part of the membership agreement. In many areas, the local association governs MLS rules and regulations.

An MLS is a service used by a group of real estate professionals. Members of an MLS have access that allows each of them to see one another’s listings of properties for sale. The public can also use an MLS to search basic listings for property information.

If you hold an Idaho real estate license, you are a licensee. As a licensee, you may also be a member of the REALTOR® Association. In Idaho, roughly 91% of all licensees are also REALTORS®. You may be a member of one or more MLS. When you need assistance, it can be difficult to know who you should contact to get the help you need. Here are some of the most common reasons you might need to contact IREC, IR®, or MLS for help.

<table>
<thead>
<tr>
<th>Idaho Real Estate Commission</th>
<th>Idaho REALTORS®</th>
<th>MLS</th>
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<tbody>
<tr>
<td>License applications</td>
<td>Professional Standards</td>
<td>Lockbox Access</td>
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<tr>
<td>Your license number</td>
<td>Your NRDS Number</td>
<td>MLS Listings</td>
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<td>Continuing education (for license renewal)</td>
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<td>E&amp;O insurance</td>
<td>Getting a GRI designation</td>
<td>MLS Rules Orientation</td>
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<td>License renewal fees</td>
<td>REALTOR® Association dues</td>
<td>MLS fees</td>
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<td>IREC Online Services</td>
<td>Tech Helpline</td>
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<tr>
<td>Active or inactive status</td>
<td>Leadership Development</td>
<td>Paragon</td>
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<td>License Law questions</td>
<td>RPAC</td>
<td>Instanet</td>
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<tr>
<td>Agency Disclosure Brochure</td>
<td>REALTOR® Forms</td>
<td>RPR classes</td>
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<tr>
<td>Enforcement assistance calls</td>
<td>Legal Hotline</td>
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<td>Real Estate Agent</td>
<td>Arbitration</td>
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<td>License Law book</td>
<td>Mediation</td>
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<tr>
<td>Special considerations</td>
<td>Grievance Committee</td>
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*Because all three organizations are separate entities, we do not share a common database. Licensees should report contact information and status changes to IREC, IR®, and the MLS.

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IDW 2020
Instructor Development Workshop has changed to an earlier date! March 10 & 11, 2020

To become a certified instructor or maintain your certification, you must attend the annual Instructor Development Workshop. You will receive technical instruction in adult education learning theory at the workshop. During IDW you will also have the opportunity to observe the new 2020 Commission Core class.

The 2020 IDW is scheduled for March 10-11, so be sure to save the date! REGISTRATION COMING SOON!

Thank You!!!

The Commission would like to recognize the Education Council & Instructors who assisted with the recent broker curriculum revisions.
Every month, the Commission receives quite a few calls and emails from licensees wanting to know why their license has expired. The main question the Commission receives is, “I completed my CE, why did my license expire?” Well, just completing the education itself does not renew the license. There are renewal questions that must be answered and a renewal fee that must also be paid. This fee is required whether the license is renewed as active or inactive.

One of the other questions that the Commission has received is, “My license expired, but I can only renew it to an inactive status; I need to be active.” If the license expires, the only way to renew the license is to an ‘inactive’ status; this goes for both sales associates and brokers. If you were active at the time the license expired and you held a salesperson or associate broker license, you will have to contact the broker to have the license reactivated. If you were the designated broker, you will need to contact the Commission regarding your next steps in getting your license back to an active status.

Licenses are due to be renewed by 5:00 p.m. Mountain Time on the last day of the licensees’ birth month. If the last day happens to fall on a weekend or holiday, the Commission gives licensees until 5:00 p.m. Mountain Time on the next working business day to renew before the license expires.

Renewal notices are mailed 90 days prior to the license expiration date to the most current mailing address on file. The Commission makes every effort to keep track of the education that licensees take; however, it is ultimately the licensees’ responsibility to know what the CE requirement is for their license and what they have taken for license renewal.

Please contact the Commission to verify your education requirements, especially if you are unsure what will apply.

<table>
<thead>
<tr>
<th>Licensee Name</th>
<th>License Number</th>
<th>Company Name</th>
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<tbody>
<tr>
<td>Sheree Nelson</td>
<td>DB17203</td>
<td>Nelson Realty</td>
</tr>
<tr>
<td>Mike Gamblin</td>
<td>CO33175</td>
<td>Mike Gamblin Real Estate</td>
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<tr>
<td>Barbara Woolf</td>
<td>DB17093</td>
<td>American Realty</td>
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<tr>
<td>Leann Neal</td>
<td>CO21392</td>
<td>Century High Desert</td>
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<tr>
<td>Kathy Martin</td>
<td>DB19368</td>
<td>John L. Scott - IDA</td>
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<tr>
<td>Ann Beutler</td>
<td>DB28443</td>
<td>Century 21 Beutler &amp; Associates</td>
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<tr>
<td>Joe Pearson</td>
<td>DB19839</td>
<td>Idaho Select Real Estate</td>
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<tr>
<td>Debe Sohrweide</td>
<td>DB27014</td>
<td>Hope Realty</td>
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<tr>
<td>Kimberley Boland</td>
<td>DB26506</td>
<td>Legacy Land Group NW</td>
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<tr>
<td>John Lindbloom</td>
<td>DB14527</td>
<td>Lindbloom Realty</td>
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<tr>
<td>John Faw</td>
<td>DB18167</td>
<td>Waldo Real Estate</td>
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<tr>
<td>Teena Turner</td>
<td>DB20276</td>
<td>Evans Realty</td>
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<tr>
<td>Theresa Brown</td>
<td>DB22269</td>
<td>Eagle Point Realty</td>
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<tr>
<td>Terry Lebrecht</td>
<td>DB20560</td>
<td>Gem Valley Real Estate</td>
</tr>
</tbody>
</table>

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

Warren LeRoy Hollenbeck, BR3620 (Boise)
Tamara K. Ragains, BR18427 (Kamiah)
Piper Tabriz Reed, SP40912 (Sun Valley)
Cathy V. Roberts, BR9393 (Hammett)
Stanley H. Scott, BR7121 (Mountain Home)
Anna Lee Shank, SP30299 (Boise)
Unlicensed Assistants

Craig Boyack
Chief Investigator

The Commission is getting a few inquiries about unlicensed staff again. These are generally focused on what can they do, and what can’t they do.

It would take a book to explain what an unlicensed staff member can do, but I’m going to drift into theory for the sake of brevity. An unlicensed person can do research, fill out forms, deliver transaction documents, hand out data the licensed employer has approved of, and even relay that data verbally upon request.

This is because that data is the work product of the licensed person. The unlicensed person is allowed to pass it along with licensee approval.

When it comes to what an unlicensed assistant cannot do, I like to define a focal point in the real estate transaction. This is commonly referred to as the “threshold,” but has nothing to do with a physical threshold at a property.

The threshold of this article is that moment in time when shoppers become buyers, when sellers become clients. In other words, there is a level of conversation that helps the consumer make a decision. These are the points when a licensee must be involved.

For example, the unlicensed assistant can make appointments for a showing, but the licensee needs to be the one to convert the shopper into the buyer. The unlicensed assistant can send out marketing materials the licensee authorizes, but the licensee must be the one to convert the interested party into an actual seller.

Obviously, licensed assistants are a safe haven, because they can do anything any other licensee can. It is also important to remember the designated broker is responsible for supervision of unlicensed personnel, even if they are employed by a real estate team under the brokerage.

You can find more information in Commission Guideline #17 on our website, irec.idaho.gov.

What Would Enforcement Do?

Q: Can a licensee share part of their commission with a charity? Can the licensee advertise this?

A: The answer to these questions comes right out of Guideline #10 in the license law book.

The Idaho Real Estate Commission often receives calls from licensees asking whether the law permits them to donate a portion of their sales commissions to charity, and whether they may advertise their charitable giving to the public. IREC is not against charitable efforts, but IREC is concerned that a licensee’s charitable-giving program does not violate the law’s fee-splitting prohibitions, or that its advertisement not mislead the public.

It is the Commission’s position that a licensee may, consistent with the license law, advertise that he or she will donate a portion of earned commissions to charity, even a specific charity, provided the following conditions are met:

1. The designated broker is made aware in advance and condones this activity.
2. The receiving charity does not act or participate in any manner that could be considered the procuring of prospects, or in any other activities that would require a license.
3. The licensee must exercise reasonable care to ensure that any charity advertised is a bona fide nonprofit.
4. All advertising of any charitable giving arrangement must clearly disclose the terms under which the donation will be made and must otherwise comply with all laws regarding advertising.
5. A full written disclosure must be made to all principals, lien holders, and new mortgage underwriters if one of the parties or licensees’ controls or benefits from the charity involved.

An arrangement whereby a charity makes referrals to a licensee in anticipation of a contribution is not permissible. Making referrals is considered the procuring of prospects and constitutes unlicensed practice by the charity. Paying for such referrals constitutes illegal fee splitting by the licensee.

In considering whether an advertised charitable giving program violates the license law, the Commission will assess the following factors:

- Does the charity only receive a contribution if they provided one of the principals?
- Do only charities that provide principals receive contributions?
- Does the charity advertise an affiliation with a specific brokerage that contributes to it?

While donating to a charitable organization can be a great way to give back to the community, IREC recommends licensees maintain evidence of their broker’s approval of this activity as well as proof the charity is a bona fide nonprofit.
Brown, Monica, salesperson in Idaho Falls. On March 20, 2018, Brown posted advertising that indicated she was licensed to broker real estate. The advertising indicated she was the licensed personal assistant of Martha Martin-Bermudez. She did not activate her Idaho real estate sales license until April 20, 2018. Brown and Martin-Bermudez had a listing that went under contract in May of 2018. This contract required several extension addenda. All parties signed the first one, but only the buyer signed the second one. Brown manipulated the AuthentiSign system and signed Addendum #2 on behalf of her seller. She then represented to the buyer and his agent that the extension was granted. The seller decided not to extend the contract again, and this manipulation was brought out in the open. Stipulated to violation of Idaho Code sections 54-2002 - unlicensed practice, 54-2060(2) - engaging in a continued or flagrant course of misrepresentation, 54-2060(11) - dishonest or dishonorable dealings, 54-2060(12) - gross negligence and reckless conduct, 54-2086(1)(a ) & (b) - failure to act with honesty, good faith, or reasonable skill and care on behalf of a customer, and 54-2087(4) - failure to promote the best interest of her seller client with good faith, honesty, and fair dealing. Given a Formal Reprimand. Her license is suspended for a period of 12 months, but six months of that period is withheld provided she complies with other terms of the Final Order and commits no additional violations. She is required to pay a $2,000 civil fine and $3,275 in costs and attorney’s fees. She must successfully complete Risky Business 1 and 2 courses within six months.

Buchanan, Joseph Mathieu, salesperson in McCall. At all times relevant to this case, Buchanan was unlicensed to practice real estate. Whitetail Club, in McCall, is a private resort community. In May of 2018, the club hired Buchanan to market and sell its developer owned properties. He was unlicensed to broker privately owned properties within the development. Buchanan attempted to broker at least four properties that were not owned by Whitetail Club, but were situated in the development. All the properties were properly listed through licensed real estate brokerages. Additionally, Buchanan successfully convinced one of these sellers to cancel their listing and relist the property with Whitetail Realty, who is affiliated with the club. Buchanan stipulated to violation of Idaho Code sections 54-2002 - unlicensed practice, and 54-2054(4) - interference with the contractual relationship between a broker and a client. Given a Formal Reprimand. He is required to pay a $3,500 civil fine and $450 in costs and attorney’s fees. Additionally, Buchanan is prohibited from seeking any kind of special consideration in potentially obtaining his broker’s license. Any attempt to seek special consideration will be a violation of the Final Order.

Conner, Sean Curtis, salesperson in Boise, whose license has since terminated, and RS Development LLC, an unlicensed company. Conner entered into a long-term contract to purchase a piece of development property. He placed $100 as earnest money on this transaction. He failed to disclose his licensed status to the seller and indicated he represented himself as an agent, but failed to prepare a Buyer’s Agency Agreement to create this agency. Conner then contacted the head of a charitable organization. He offered to provide “donation money, materials, and resources.” After initiating this contact he formed a second business entity, RS Development. This entity did not exist at the time he entered into an agreement to purchase the land. Conner then promoted the land he had under contract to the charitable organization at a substantial profit to himself. He told the charitable organization he placed $1,000 as earnest money to hold the property for them. One of his representations was that the seller would be able to carry paper for a portion of the purchase price. The charitable organization entered into a contract to purchase the property for cash. Conner made the same errors on this transaction. He failed to disclose his ownership interest and represented the seller without a Seller’s Representation Agreement. He again named his own broker as the one responsible. RS Development, selling the property, is not the business entity that was purchasing it. There are no addenda substituting one buying entity for another in the first transaction. During negotiations, Conner represented that the property came with a water hookup, and apportioned part of the purchase price for that service. No reference to a water easement, or hookup, occurs in the Purchase and Sale Agreement. An Addendum was prepared for the initial transaction, attempting to change the purchasing business entity from one to the other, it was not signed by the seller or Conner on behalf of either business entity. Conner’s acquisition closed on May 6, 2016. There is no earnest money referenced on the closing statements, so it is doubtful he even placed the $100 noted on the acquisition contract. It closed in the name of RS Development, and not the one on the Purchase and Sale Agreement. The second transaction also closed. No sales commission was paid on either transaction. Conner admitted he failed to conduct either transaction through his brokerage. He also admitted he did not put $1,000 down to secure the property on the first transaction, had no buyer investors lined up to buy the property, and failed to disclose his active license. He acknowledged the agency confirmation sections were filled out incorrectly on both contracts, and that the owner carry he offered was his own. He said the charitable organization had no idea he was the seller of the property. Conner admitted that he failed to include the water easement in the Purchase and Sale Agreement. The charitable organization did not receive any kind of water easement, even though it was bargained for. Conner was served with a Complaint on June 13, 2019. Conner failed to respond and was sent a Notice of Proposed Default Order on July 31, 2019. Conner failed to respond to this Notice, and the Commission took the matter up at their next regularly scheduled Commission Meeting. A Final Order was issued finding Conner to be in violation of Idaho Code sections 54-2055(2) - failure to disclose his active Idaho real estate license; 54-2055(3) - failure to conduct personal transactions through his designated broker; 54-2060(3) - failure to account for property by not delivering transaction documents to his designated broker; 54-2060(12) - gross (continued on page 9)
negligence and reckless conduct, 54-2085(4) - failure to correctly fill out the Agency Confirmation Statement on the Purchase and Sale Agreements; 54-2086(1)(c) - failure to properly account for moneys or property on behalf of a customer; 54-2086(1)(b) - failure to perform ministerial acts on behalf of a customer for failure to disclose his principal status to the charitable organization and original owner; 54-2051(4)(a) - failure to include all terms and conditions on the Purchase and Sale Agreement, namely the water easement; 54-2060(2) - engaging in a continued or flagrant course of misrepresentation regarding the earnest money amounts, the water easement, and the existence of competing buyers. RS Development was found to be in violation of Idaho Code section 54-2002 – unlicensed practice of real estate. Conner was given a Formal Reprimand, and both Conner and RS Development were ordered to pay a $4,000 civil fine and $975 in costs and attorney’s fees. Conner and RS Development are jointly and severally liable for these expenses.

Deerfield Partners Inc., unlicensed entity. Licensed in California, but not licensed to practice real estate in Idaho. Deerfield specializes in brokering pharmacy properties. John Giordani and Art Griffith acted on behalf of Deerfield when they obtained listings for three Idaho Walgreens stores, then marketed them across the internet. Additionally, Giordani successfully brokered a Walgreens property in Moscow. Stipulated to violation of Idaho Code 54-2002, for unlicensed practice. Ordered to cease and desist from unlicensed practice. He is required to pay a $1,500 civil fine and $450 in costs and attorney’s fees. Giordani and Griffith are jointly and severally liable for any discipline assessed against Deerfield Partners.

Eichmann, Shelley S., salesperson in Eagle. At the time Eichmann listed a property she was aware the toilets had flooded and caused damage to the home. This flooding was also revealed during an inspection conducted for a failed transaction. The seller was immune from the property disclosure law, because this involved an inheritance. Eichmann failed to disclose this flooding, and the subsequent damage, to the buyers who closed. Eichmann stipulated to violation of Idaho Code section 54-2086(1)(d) - failure to disclose an adverse material fact to the buyers who were her customers. Given a Formal Reprimand. She is required to pay a $1,500 civil fine and $450 in costs and attorney’s fees, and she must successfully complete Risky Business 1 and 2 courses within six months.

Fitzgerald, Laura L., designated broker in Twin Falls. Heather Pilkinton obtained a listing and got it under contract at Fitzgerald’s brokerage. She decided to move her license during the escrow. Fitzgerald and Pilkinton discussed moving the transaction, but ultimately, Fitzgerald retained it. The buyer’s agent submitted an inspection repair addendum to Pilkinton. Pilkinton told the agent to contact Fitzgerald, as she was no longer affiliated with that brokerage. Fitzgerald has every right to retain business at her brokerage, but the clients must be serviced. The repair addendum was never presented, and the buyers walked away from the transaction because they received no response to their repair addendum. During its investigation, Staff discovered that Fitzgerald was claiming success for transactions on Zillow that she did not have. She stipulated to violation of Idaho Code sections 54-2086(1)(a)(b) - failure to perform ministerial acts on behalf of the buyer/customer and to perform those tasks with honesty, good faith, and reasonable skill and care; 54-2087(2) and (4) - failure to exercise reasonable skill and care and to promote the best interest of her seller/client with good faith, honesty, and fair dealing; 54-2053(4) - misleading advertising by claiming success for portions of transactions her office was not part of. Given a Formal Reprimand. She is required to pay a $1,500 civil fine and $450 in costs and attorney’s fees. She must also successfully complete a Post License Pricing, Marketing, and Advertising class, and an Agency Law class within six months.

Giordani, John, unlicensed individual. Licensed in California with Deerfield Partners. He is not licensed to practice real estate in Idaho. Deerfield specializes in brokering pharmacy properties. Giordani, in conjunction with Art Griffith, obtained listings for three Idaho Walgreens stores, then marketed them across the internet. Additionally, he successfully brokered a Walgreens property in Moscow. Stipulated to violation of Idaho Code 54-2002, for unlicensed practice. Ordered to cease and desist from unlicensed practice. He is required to pay a $1,500 civil fine and $450 in costs and attorney’s fees. Additionally, Giordani is jointly and severally liable for any discipline assessed against Deerfield Partners.

Gluch, Amy Alyssa, salesperson in Payette. Gluch forged the signature of the cooperating agent to a FHA Purchase Agreement Addendum. Stipulated to violation of Idaho Code sections 54-2060(11) - dishonest and dishonorable dealing, and 54-2060(12) - reckless conduct in a regulated real estate transaction. Given a Formal Reprimand, required to pay a $1,500 civil fine and $700 in costs and attorney’s fees. Her license is suspended for a period of six months, but the suspension is withheld, providing she complies with all the terms of the Final Order, including successful completion of Risky Business 1 and 2 courses within six months.

Griffith, Art, unlicensed individual. Licensed in California with Deerfield Partners. He is not licensed to practice real estate in Idaho. Deerfield specializes in brokering pharmacy properties. Griffith, in conjunction with John Giordani, obtained listings for three Idaho Walgreens stores, then marketed them across the internet. Stipulated to violation of Idaho Code 54-2002, for unlicensed practice. Ordered to cease and desist from unlicensed practice. He is required to pay a $1,500 civil fine and $450 in costs and attorney’s fees. Additionally, Griffith is jointly and severally liable for any discipline assessed against Deerfield Partners.

Jaszkowiak, Darrin David, designated broker in Meridian. Jaszkowiak was in the process of getting two Utah licensees to obtain Idaho licensure, and come to his brokerage. At the time of this action, Sherida Zenger was licensed in Idaho, Chase Leavitt was not. Zenger prepared a Seller’s Representation Agreement, but left the price off the contract. Leavitt promoted this Idaho property to a group of investors, prior to obtaining Idaho licensure. Zenger and Leavitt co-advertised the Idaho property, but did so under the banner of their Utah brokerage, which is not licensed in Idaho. Leavitt then went on to promote the property to an Idaho licensee and discussed referral fees and sales commissions. Leavitt later became licensed in Idaho and affiliated with Jaszkowiak. Jaszkowiak stipulated to violation of Idaho...
Code sections 54-2038(4) - allowing Leavitt to represent the brokerage, and 54-2053(1) - allowing Leavitt to be named in advertising prior to his obtaining an Idaho real estate license. Given a Formal Reprimand, required to pay a $500 civil fine and $450 in costs and attorney’s fees, and must successfully complete an Introduction to Brokerage Management course within six months.

Kitley, Jason Steven, salesperson in Boise. Kitley was convicted of a felony. Staff examined Kitley’s advertising and discovered seven sites he continued to advertise on after his broker inactivated his license. Additionally, Kitley failed to cooperate with the Commission’s investigation. Stipulated to violation of Idaho Code sections 54-2002 - unlicensed practice by continuing to hold himself out as a real estate license after his license was inactivated, 54-2018(9) - failure to update his personal information within ten business days of the change, 54-2058(3) - failure to respond to Staff’s investigative letters, telephone calls, and emails, 54-2061(1)(a) - conviction of a felony, and 54-2061(3) - failure to report his felony conviction within 20 days. Given a Formal Reprimand, required to reimburse the Commission $450 in costs and attorney’s fees, his real estate license is revoked, and he is ordered to cease and desist from further unlicensed practice in the State of Idaho.

Leavitt, Chase G., salesperson in Meridian, unlicensed at the time of the violation. Darrin Jaszkowiak was in the process of getting two Utah licensees to obtain Idaho licensure, and come to his brokerage. At the time of this action, Sherida Zenger was licensed in Idaho, Leavitt was not. Zenger prepared a Seller’s Representation agreement. Leavitt promoted this Idaho property to a group of investors, prior to obtaining Idaho licensure. Zenger and Leavitt co-advertised the Idaho property, but did so under the banner of their Utah brokerage, which is not licensed in Idaho. Leavitt then went on to promote the property to an Idaho licensee and discussed referral fees and sales commissions. Leavitt later obtained his Idaho license and affiliated with Jaszkowiak. Stipulated to violation of Idaho Code section 54-2002 - unlicensed practice. Given a Formal Reprimand, required to pay a $500 civil fine and $450 in costs and attorney’s fees.

NAI Premier, unlicensed company. Hill and Longaker listed and advertised a Family Dollar Store in Burley. They are licensed in Utah, but are not licensed to practice real estate in Idaho. Lasater listed and marketed a Family Dollar Store in McCammon. He is licensed in Utah but is not licensed to practice real estate in Idaho. All three obtained and marketed these listings on behalf of NAI Premier, which is licensed in Utah, but not in Idaho. Stipulated to violation of Idaho Code section 54-2002 - the unlicensed practice of real estate. NAI Premier is ordered to cease and desist from further unlicensed practice in Idaho. They are required to pay a $1,500 civil fine and $450 in costs and attorney’s fees.

O’Brien, Margaret Ann “Peggy”, designated broker in Rathdrum. O’Brien is responsible for training and supervision of Leysa Fileccia, who represents Hayden Homes in their new home sales. Hayden uses a system whereby they will not promote or accept offers on homes until they are nearly complete. Fileccia entered one of these homes into MLS, before authorized to do so. She also took earnest money from a buyer but did not prepare or present an offer, because Hayden had not authorized the sale yet. Fileccia failed to surrender this money to her designated broker. O’Brien stipulated to violation of Idaho Code sections 54-2038(1)(a) - failure to supervise, and 54-2045(2) - failure to create a ledger record for the earnest money. Given a Formal Reprimand, required to pay a $1,000 civil fine and $450 in costs and attorney’s fees. She must also successfully complete Risky Business 1 and 2 courses within six months.

Richardson, Joseph Larry, salesperson in Meridian. Richardson listed an agricultural property outside Murphy, Idaho. He advertised it on the MLS stating that mobile homes without foundations were acceptable. Additionally, he advertised the property contained many level areas for building a dream home. Finally, he advertised the property was bordered on three sides by BLM land. The seller actually had two properties, and when combined they were bordered by BLM land on three sides. Individually, they were not. Owyhee County will not issue building permits for these properties. They require a Special Use Permit, which is a different thing entirely. One of the properties sold, and when the new owner learned of the zoning requirements, the seller purchased the property back. Richardson changed Brokerages during this time and was not required to take his listings with him. He prepared a new listing for these properties, but the seller did not sign it until an offer was received. He advertised these properties under his new brokerage for a period of approximately one month without any listings at all. Stipulated to violation of Idaho Code section 54-2053(4) - misleading advertising. He was given a Formal Reprimand, required to pay a $500 civil fine and $450 in costs and attorney’s fees. In addition, he must successfully complete a Post License Pricing, Marketing, and Advertising course, and an Ethics: Pricing, Offers, and Ads course within six months.

Riggs, Shelley Dawn, salesperson in Boise. Riggs had her residence insurance producer license revoked by the Idaho Department of Insurance on February 21, 2018. She failed to report this to the Commission until November 30, 2018, when she renewed her inactive real estate license. Further investigation revealed that she was submitting falsified documents and diplomas to help consumers obtain lower insurance rates. Farmers Insurance Group estimated their losses at over $26,000. Stipulated to violation of Idaho Code sections 54-2062(1)(b) - having her insurance license revoked, and 54-2062(2) - failure to report the revocation to the Commission within 20 days. Given a Formal Reprimand. Her real estate license is revoked, and she must reimburse the Commission $450 in costs and attorney’s fees.

Roberts, Mandy DeAnne, salesperson in Boise. Roberts obtained a listing on a property with extensive landscaping. She used photos of the landscaping in MLS and other advertising. She added a disclaimer on MLS, “certain landscaping” would not be included in the sale. In November 2018, the seller removed most of the landscaping, then Roberts deleted the disclaimer from the MLS. She did not update the photographs. The buyers came from out of state and purchased the property based upon those photographs. They never actually visited the property until after closing. Stipulated to violation of Idaho Code section 54-2053(4) - misleading advertising. Given a Formal Reprimand, she is required to pay a $1,000 civil fine and $450 in costs.
and attorney’s fees and must successfully complete Risky Business 1 and 2 classes within six months.

Schroeder, Aryn Elizabeth, salesperson in Boise. Schroeder arranged a final walkthrough for her buyer clients. During this time, she received permission in writing to retain the keys to the property. Specific to those written instructions, she was not to provide the keys to her buyer until after closing. Schroeder acknowledged those instructions in writing but ignored that agreement and provided the keys to her buyer anyway. Stipulated to violation of Idaho Code sections 54-2060(3) - failure to account for property placed in the care of the brokerage, 54-2060(12) - reckless conduct, and 54-2086(1)(c) - failure to account for property on behalf of a customer. Given a Formal Reprimand; she is required to pay a $750 civil fine and $450 in costs and attorney’s fees, and she must successfully complete Risky Business 1 and 2 courses within six months.

Smith, Chad Gerrard, inactive salesperson. Smith was convicted of a felony. Smith timely reported his conviction to the Commission. Stipulated to violation of Idaho Code section 54-2061(1)(a) – conviction of a felony. Given a Formal Reprimand. His real estate license is revoked, but the revocation will expire one day after Smith completes all terms of his criminal discipline. He is further ordered to reimburse the Commission $450 in costs and attorney’s fees.

Strickland, Nicole Marie, salesperson in McCall. Strickland works in partnership with Danyele Walsh. They obtained a listing with an electric furnace. This was made known by the seller when they filled out the MLS input sheet. Additionally, Strickland owned a property in the same townhouse complex. They entered the data into MLS and indicated the furnace was gas forced air. The truth was made known to the buyers during the inspection period, but the MLS entry is still a misleading advertisement. During the course of the investigation, Staff discovered that Strickland had moved, but failed to update her address with the Commission. Stipulated to violation of Idaho Code sections 54-2018(9) - failure to update her personal address, and 54-2053(4) - misleading advertising. Given a Formal Reprimand. She is required to pay a $500 civil fine and $450 in costs and attorney’s fees. Additionally, she must successfully complete a Post License Pricing, Marketing, and Advertising course within six months.

Tupper, Jason Steven, salesperson in Boise. Tupper’s seller did not want to pay for a surveyor to mark the corners of his property, even though it was agreed to in the Purchase and Sale Agreement. Tupper marked the corners himself and charged $200 for this service. The corners were marked incorrectly. The buyer sued the seller. Tupper stipulated to violation of Idaho Code sections 54-2060(12) - gross negligence and reckless conduct, 54-2086(1)(b) - failure to act with reasonable skill and care on behalf of a customer, and 54-2087(2) - failure to act with reasonable skill and care on behalf of a client. Given a Formal Reprimand. Ordered to pay a $2,000 civil fine and $450 in costs and attorney’s fees. He must also successfully complete a Minimizing Risk with Effective Practices course within six months.

Walsh, Danyele “Angii”, salesperson in Caldwell. Walsh works in partnership with Nicole Strickland. They obtained a listing with an electric furnace. This was made known by the seller when they filled out the MLS input sheet. They entered the data into MLS and indicated the furnace was gas forced air. The truth was made known to the buyers during the inspection period, but the MLS entry is still a misleading advertisement. During the course of this investigation, Staff discovered that Walsh was using a UPS mailbox as her home address on file with the Commission. Stipulated to violation of Idaho Code sections 54-2018(9) - failure to update her personal address, and 54-2053(4) - misleading advertising. Given a Formal Reprimand. She is required to pay a $500 civil fine and $450 in costs and attorney’s fees. Additionally, she must successfully complete a Post License Pricing, Marketing, and Advertising course within six months.

Waterman, Timothy H., inactive salesperson. Waterman was convicted of two felonies. He also failed to notify the Commission of his convictions. Waterman stipulated to violation of Idaho Code Sections 54-2061(1)(a) – conviction of a felony, and 54-2061(3) - failure to provide copies of his conviction documents to the Commission within twenty days. Given a Formal Reprimand. He is required to reimburse the Commission $450 in costs and attorney’s fees, and his license is revoked.

Yao, Minyu, inactive salesperson. Yao was convicted of a felony. Stipulated to violation of Idaho Code sections 54-2018(9) - failure to keep his address updated with the Commission, 54-2061(1) – conviction of a felony, and 54-2061(3) - failure to timely report the conviction to the Commission. Given a Formal Reprimand, required to reimburse the Commission $450 in costs and attorney’s fees, and his license is revoked.

Zenger, Sherida Emily, salesperson in Meridian. Darrin Jaszkowiak was in the process of getting two Utah licensees to obtain Idaho licensure, and come to his brokerage. At the time of this action, Zenger was licensed in Idaho, Chase Leavitt was not. Zenger prepared a Seller’s Representation Agreement but left the price off the contract. Leavitt promoted this Idaho property to a group of investors, prior to obtaining Idaho licensure. Zenger and Leavitt co-advertised the Idaho property, but did so under the banner of their Utah brokerage, which is not licensed in Idaho. Stipulated to violation of Idaho Code sections 54-2053(4) - failure to include her Idaho brokerage in advertising and including Leavitt on the advertisement, and 54-2050(1)(c) - failure to include an asking price on her listing. Given a Formal Reprimand, required to pay a $500 civil fine and $450 in costs and attorney’s fees.

Late Errors & Omissions - Civil fine for violation of Idaho Code 54-2013 - failure of a licensee to maintain Errors and Omissions insurance or failure of a licensee to submit or cause to be submitted a certificate of coverage as required.

Anderson, Joel, designated broker in Eagle - $600

Auction.com, Inc., corporation in Irvine, California - $150

Bakke, Barry B., designated broker in New Plymouth - $300

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Barber, Melanie, salesperson in Malad - $300
Barrietua, Christine S., salesperson in Coeur d’Alene - $150
Beckwith, Kathryn, expired salesperson - $150
Boise Idaho Group LLC, limited liability company in Eagle - $600
Bowen, Kalley B., salesperson in Rexburg - $300
Brown, David W., associate broker in Coeur d’Alene - $150
Browning, Whitney, associate broker in Kuna - $300
Bryan, Julie, managing associate in Coeur d’Alene - $150
Budka, Christopher, designated broker in Eagle - $150
Caldwell, Brandon D., salesperson in Boise - $150
Charterhouse Realty Group, LLC, limited liability company in Spokane, Washington - $150
Christensen, Jared, designated broker in Chubbuck - $150
Christopherson, Kevin L., salesperson in Kuna - $150
CKRExIDAHO, limited liability company in Boise - $150
Clark, Denise, designated broker in Oak Hills, California - $150
Clyne, Wendy L., salesperson in Boise - $150
Cochran, Keith, salesperson in Reno, Nevada - $150
Coulter, James H. “Jamie”, designated broker in Hailey - $600
Crane, Amanda S., salesperson in Nampa - $150
Crocker, Billie E., designated broker in Salt Lake City, Utah - $150
Crossroads Real Estate, LLC, limited liability company in Nampa - $300
D’Orazi, Thomas, designated broker in Sagle - $150
Dina, Claudia, salesperson in Caldwell - $300
Doxey, Joseph C. “Joe”, salesperson in Syracuse, Utah - $150
Doxey, Nathan R. “Nate”, designated broker in Syracuse, Utah - $150
Eldredge, Aaron, inactive salesperson - $150
Eldredge, Charles, designated broker in Meridian - $300
Eldredge, Shel, salesperson in Meridian - $150
Elisasen, David, salesperson in Pocatello - $150
Erwin, Michael, salesperson in Meridian - $150
Ferguson, Beal, and Associates, corporation in Caldwell - $300
Ferguson, Jon D., designated broker in Middleton - $300
Findlay, Scott G., associate broker in McCall - $150
FisboGo, corporation in Idaho Falls - $150
Fischer, Kendra R., salesperson in McCall - $150
Foeller, Michelle F., salesperson in Coeur d’Alene - $300
Fowler Enterprises, Inc., terminated corporation - $150
Frandsen, Bruce C., salesperson in Twin Falls - $150
Frogley, Nathan R., salesperson in Star - $150
Fulton, Kelsey, salesperson in Coeur d’Alene - $150
Gaddis, Greg, salesperson in Boise - $150
Greaves, Gordon B., designated broker in Twin Falls - $600
Greer, JaLee, designated broker in Logan, Utah - $300
Hawkins, Dustin, salesperson in Rexburg - $150
Hegewald, Jan W., expired salesperson - $150
Hendry, Aliesha M., salesperson in Coeur d’Alene - $150
Highland Realty, LLC, limited liability company in Grangeville - $600
Hon, Michael, associate broker in Meridian - $300
J.C. Moore, Inc., corporation in Mead, Washington - $300
Kalisek, Cooper, salesperson in Boise - $150
Kamerdula, Sterling K. “Kaine”, salesperson in McCall - $150
Kapila, Vibhav, designated broker in Irvine, California - $300
Kaufman, Farrah, salesperson in Coeur d’Alene - $150
Kelley, Constance “Callie”, designated broker in Boise - $150
KWA Real Estate and Property Management Inc., corporation in Nampa - $150
Larsen, Carlena A. “Cari”, salesperson in Twin Falls - $300
Leavitt, Chase, salesperson in Meridian - $150
Leslie, Lee J., designated broker in Irvine, California - $150
Lieberg, Prescott O. “Scott”, associate broker in Boise - $150
Lindstrom, Jarrod A., salesperson in Boise - $150
Lints, Tige A., salesperson in Meridian - $150
Love, Sharon D., inactive salesperson - $150
Luff, Camilla W. “Cami”, salesperson in Boise - $150
Lynch, Edward, salesperson in Boise - $150
MacDougal, Laurie S., designated broker in Bath, New York - $150
MacVittie, Andrew, salesperson in Rathdrum - $150
McBride, Kent C., designated broker in Shoshone - $600
Mecham Devin R., salesperson in Spokane, Washington - $150
Montierth, Susan L., salesperson in Nampa - $150
Moore, Ada, salesperson in Mead, Washington - $150
Moore, John C. “JC”, designated broker in Mead, Washington - $150
Moore, Kenneth R., inactive salesperson - $150
Northwest Rural Properties, LLC, terminated company - $150
Parsons, Dwayne K., salesperson in Coeur d’Alene - $150
Pearl Realty, LLC, limited liability company in Hayden - $150
Pearl, Joel M., designated broker in Hayden - $150
Phelan, Thomas I., salesperson in Meridian - $150
Realty One Centre of Boise Inc., corporation in Boise - $150
Reid, Madelyn F. “Madi”, salesperson in Eagle - $150
Reiley, Robert, designated broker in Saint Anthony - $150
Rocket Panel, LLC, limited liability company in Syracuse, Utah - $150
Rocky Mountain Land & Lifestyle Properties, LLC, limited liability company in Hayden - $150
Rogers, Gary D., designated broker in Spokane, Washington - $150
Rowe, Nicholas L., salesperson in Pocatello - $150
Rowland, Fatima L., salesperson in Moscow - $150
Sands, Melinda “Mindy”, associate broker in Ontario, Oregon - $600
Schaat, Sharis, salesperson in Boise - $150
Schnell, Joseph A. “JJ”, salesperson in Lewiston - $150
Shamblin, Matthew D. “Matt”, salesperson in Coeur d’Alene - $150
Sjoberg, Craig, salesperson in Meridian - $150
Slavin, Milton C., salesperson in Boise - $150
Slemp, Anna Maria, salesperson in Boise - $150
Struttman, Carl J., salesperson in Jackson, Wyoming - $150
Sun Valley Life Real Estate, limited liability company in Ketchum - $150
Swank, Fred A., salesperson in Mountain Home - $150
Taylor, Edward J. “Ed”, inactive broker - $600
Teeter, Staci, inactive salesperson - $150
Ten-X Enterprises, Inc, corporation in Irvine, California - $150
The Molpus Woodlands Group, LLC, limited liability company in Coeur d’Alene - $300
The Realty Company, LLC, limited liability company in Blackfoot - $150
Todd, Christopher J., salesperson in Kuna - $300
Van Oeijelen, Taylor, inactive salesperson - $150
Vernon, Richard D. “Rick”, designated broker in Yakima, Washington - $150
Vickers, Brody, salesperson in Island Park - $150
Von Lossberg, Curt, salesperson in Kuna - $150
Wall, Bradley J. “Brad”, salesperson in Preston - $150
Walsh, Christopher A., designated broker in Coeur d’Alene - $150
Warwick Sr., Christopher D., salesperson in Coeur d’Alene - $150
Wilke, Matthew T. “Matt”, salesperson in Middleton - $150
Wilson, Alexandra A. “Alex”, inactive salesperson - $150
Wilson, Kelly A., salesperson in Nampa - $300
Wilson, Kenneth C. “Ken”, designated broker in Nampa - $150
Wilson, Margaret E., salesperson in Star - $300
Wysong II, Peter Logan, designated broker in Ketchum - $150
Xu, Yuxiao, salesperson in Boise - $150
Zauner, Anne, salesperson in Ketchum - $150

Late Continuing Education - Civil fine for violation of Idaho Code 54-2018(5) – submitting a license renewal application without having obtained the CE required by Idaho Code 54-2023.

Adair, Jordan T., salesperson in Boise - $250
Adams, Laurel J., salesperson in Meridian - $50
Alexander, Sherel D., salesperson in Boise - $325
Alverson, Dason M., salesperson in Meridian - $75
Amar, Mary E. “Beth”, salesperson in Meridian - $50
Anderson, David S., salesperson in Pocatello - $1,400
Anderson, Gaylen A., salesperson in Coeur d’Alene - $300
Andolfi, Teresa M., salesperson in Meridian - $250
Anstett, Ryan N., salesperson in Coeur d’Alene - $125
Armstrong, Patricia L. “Patti”, salesperson in Boise - $250
Baker, Candace J. “Candy”, salesperson in Lewiston - $250
Bankhead, Jackie L., salesperson in Logan, Utah - $100
Barnes, Louis S., designated broker in Dallas, Texas - $275
Bell, Julie P., salesperson in Coeur d’Alene - $250
Bell, Margaret G. “Maggie”, salesperson in Meridian - $250
Bergesen, Janice G., associate broker in Eagle - $300
Blalack, Aimee Y., salesperson in Sandpoint - $300
Bloxham, Edwin A., associate broker in Idaho Falls - $75
Bloxham, Luke L., salesperson in Idaho Falls - $300
Brown, Kimberly S. “Kim”, salesperson in Pocatello - $500
Cameron, Mary L., salesperson in Coeur d’Alene - $300
Cannon III, George Q., salesperson in Nampa - $75
Carpenter-Hosea, Chelsea, salesperson in Spokane, Washington - $250

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McFarland, Jared E., salesperson in Coeur d’Alene - $100
McKinlay, Kelly R., salesperson in Meridian - $250
McNeill, Louise F., inactive broker - $75
McQuade, Teresa K., salesperson in Coeur d’Alene - $250
Meinhold, Gregory F. “Greg”, designated broker in Everett, Washington - $250
Meyer, Stephen S. “Steve”, salesperson in Fruitland - $100
Miller, Jeffrey W., designated broker in Kuna - $250
Miranda, Mark A., salesperson in Meridian - $100
Moorhouse, Sean, salesperson in Eagle - $250
Morgan, Christian C. “Chris”, salesperson in Coeur d’Alene - $300
Murphy, Melissa C., designated broker in Spokane, Washington - $450
O’Neill, Rick A., salesperson in Boise - $300
Palmer, Alisha B., salesperson in Meridian - $725
Pease, Jason A. “Andy”, salesperson in Meridian - $100
Pentland, Thomas J. “Tom”, salesperson in Meridian - $250
Perkins, Stephanie K., salesperson in Boise - $100
Porter, Cassidy R., salesperson in Coeur d’Alene - $200
Prettyman, Joshua T., salesperson in Salt Lake City, Utah - $800
Rangel, Erin A., salesperson in Caldwell - $500
Restrepo, Maria E., salesperson in Meridian - $250
Rivera, Heather M., salesperson in Meridian - $250
Rotheiser, H. Scott, associate broker in Orlando, Florida - $250
Ryan, Kelli D., salesperson in Eagle - $250
Sabine, Matthew R., salesperson in Idaho Falls - $300
Schroeder, Cindy J., salesperson in Idaho Falls - $500
Sears, Amanda, salesperson in Montpelier - $250
Selby Jr, Frederick A. “Fred”, salesperson in Coeur d’Alene - $250
Sharpe, Mirena E., salesperson in Coeur d’Alene - $100
Shaul, Megan N., salesperson in Meridian - $800
Sherburne, Hailey A., salesperson in Idaho Falls - $200
Sipiora, Michael T., salesperson in Boise - $75
Siverson, Christine L. “Chris”, salesperson in Boise - $200
Smith, Monte C., salesperson in Meridian - $200
Stoecklein, David T., salesperson in Mackay - $200
Sylte, Troy G., salesperson in Coeur d’Alene - $150
Tafoya, Elaine, salesperson in Boise - $500
Taylor, William R. “Bill”, salesperson in Caldwell - $25

Tesulov, Aron D., salesperson in Coeur d’Alene - $800
Tomich, Shawn D., salesperson in Meridian - $300
Tornkvist, Karen F., salesperson in Meridian - $300
Urwin, Marty L., salesperson in Meridian - $200
Valente, Carl A., designated broker in Boise - $250
Volpi, Tracy S., salesperson in Nampa - $300
Wagstaff, Denman E. “Denny”, salesperson in Eagle - $500
Walk, Deana J., salesperson in Meridian - $250
Wall, Edward D. “Duke”, designated broker in Boise - $800
Walter, Charity D., salesperson in Lewiston - $250
Wilson, Casey J., salesperson in Boise - $500
Wonders, Shari, salesperson in Boise - $800
Young, Arthur B., salesperson in Boise - $250

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Late License Renewal or Activation - Violation of Idaho Code 54-2002, 54-2018 - continuing to practice as a licensee after license expired or was inactivated and/or 54-2060(7) and (10) – misstatement in the application for a license.
Barbey, Thomas A. “Tom”, salesperson in Eagle - $30
Culbreth, Sharon M., salesperson in Coeur d’Alene - $30
Eagan, Timothy T. “Toby”, salesperson in Ketchum - $30
Fisher, Robert L. “Bob”, salesperson in Garden City - $30
Hughes, Alexandria M. “Alex”, associate broker in Ketchum - $500
Kindrick, Darin L., salesperson in Boise - $40
Martinelli, Kade K., salesperson in Coeur d’Alene - $30
Roos, Michael F., inactive salesperson - $500
Smith, Corey S., salesperson in Ririe - $500

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Citations – Citation stipulation and civil fine for various Idaho Code violations found during an office inspection.
Carr, Rick W., designated broker in Coeur d’Alene - $50
Jones, Zackree S. “Zack”, designated broker in Coeur d’Alene - $25
Lowery, William, designated broker in Boise - $50
Ostrom, Glenn E., designated broker in Sandpoint - $100

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The Real Estatement
Vol. 41, No. 1 - January 2020

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(208) 334-3285
(208) 334-2050 fax
irec.idaho.gov

Governor
Brad Little