



Arizona Department of Real Estate

Bulletin

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Judy Lowe
Commissioner

COMMISSIONER'S CORNER

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HOMEOWNER ASSOCIATION DISPUTE PROCESS NOW WITH ARIZONA DEPT. OF REAL ESTATE (ADRE) ...

The 2011 Arizona Legislature passed legislation providing Arizona homeowners, the Condominium Homeowners Associations (HOA) and Planned Community Associations (HOA's) a venue for resolving disputes. These administrative procedures provide an alternative to the civil court system and do not limit the legal rights of the parties to further pursue matters. This legislation became law on July 20, 2011.

The 2016 Arizona Legislature passed legislation moving the Homeowners Association (HOA) Dispute Process to the Arizona Department of Real Estate from the Arizona Department of Fire, Building, and Life Safety, effective July 1, 2016.

Let's review the situation ... Homeowner's associations, unlike neighborhood associations, are formal legal entities created to maintain common areas and enforce private deed restrictions (CC&R's). Most condominium and townhome developments and some newer single-family subdivisions have homeowners' associations, which were usually created when the development was built. It is estimated that there are 9,000+ HOAs in Arizona.

A Homeowner's Association is governed by governing documents (By Laws, CCR's, Rules, etc.), as well as Federal, State and Local Jurisdictional laws/statutes. Arizona Revised Statutes that apply to Condominiums are found in ARS Title 33, Chapter 9, and for Planned Communities in ARS Title 33, Chapter 16, and since Associations may be Arizona Non-Profit Corporations, in ARS Title 10, Chapter 24 through 40.

The structure of an Association may include...The Builder/Declarant of the community, the owners of the individual properties comprising the community and the elected Board of Directors. The Board of Directors, when approved by the Owners in the HOA governing documents, has the right to hire a Community Management Company (not Property Management Company) to oversee the maintenance, collection of monthly assessments, issue violation notices, etc. for the entire community.

Sometimes a dispute may occur between an HOA and an owner. When a dispute cannot be settled among the parties, a resolution is sought outside of the community. The ADRE will now act as the medium for facilitating a settlement through an Ombudsman, mediation, or a hearing by an Office of Administrative Hearings (OAH) Administrative Law Judge (ALJ). The Process will include the following steps, utilizing the ADRE message center at www.azre.gov

- Only the Property Owner or the Association, files a written Petition to ADRE pertaining to dispute between the Owner and the Association, or vice versa, including all required documents.
- Petitioner pays a fee to ADRE for a single issue complaint of \$500, and \$500 for each additional issue, which may be made by check or money order (online payment available soon).
- The Respondent will be notified of the Petition, with a request for a timely response.
- The ADRE HOA Ombudsman may make a call to the parties.
- When the OAH hearing date is requested the Petition Fee becomes non-refundable.

HOW CAN THE REAL ESTATE INDUSTRY HELP WITH THIS PROCESS?? Let's all make sure that we emphasize to ALL Buyers to a Homeowner's Association community that they read the HOA CC&R's and Rules prior to the Buyer Inspection Period. Also, encourage new Owners to stay involved in the election of the HOA Board of Directors, and to attend all Board meetings and Annual meetings.

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Q. What species of pine can be found in one of the world's largest pine forests in Arizona?



Image source: Pancheta Leake, Fort Apache, Jim Williams

A. Ponderosa
A. Ponderosa

COMMISSIONER'S CONNECTIONS



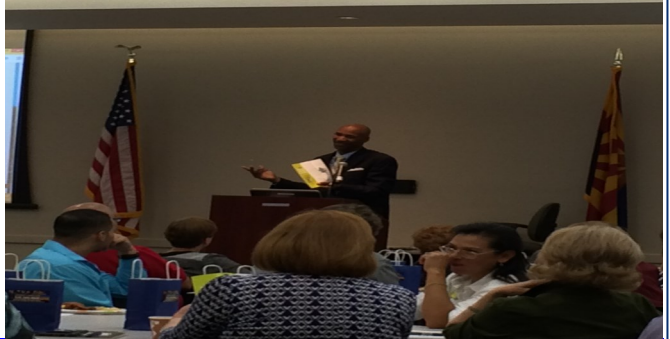
Arizona Governor Doug Ducey and Sonora, Mexico Governor Claudia Pavlovich signing a Declaration of Cooperation between the states for the Real Estate Committee at the Arizona Mexico Commission on June 24, 2016. ADRE Commissioner Judy Lowe and Sonora ICRESON Director Rafael Gastelum look on.



Commissioner Lowe met with Keller Williams, Biltmore Partners on June 16, 2016 giving an ADRE update.



Louis Dettorre, Deputy Commissioner attended the Veterans Housing Summit hosted by the Veterans Association of Real Estate Professionals (VAREP) on May 28, 2016 featuring industry professionals.



Reginald Givens, Foreclosure Assistance Administrator at the AZ Dept. of Housing speaking about the Pathway to Purchase Program at the Tucson Association of Realtors Commissioner Connection on May 2, 2016.



Commissioner Lowe as a panelist in the CE Course, 'Let's Get Legal' on May 23, 2016



Commissioner Lowe presenting AZREEA with an ADRE update on June 9, 2016

NATIONAL DO NOT CALL REGISTRY

Before making calls to consumers do you or your company verify the number you're calling is not registered on the National Do Not Call Registry? Here are some FAQ's from the Federal Trade Commission (The government agency that protects consumers). More information is available at: <https://www.ftc.gov>

What is the National Do Not Call Registry?

The National Do Not Call Registry is a list of phone numbers from consumers who have indicated their preference to limit the telemarketing calls they receive. The registry is managed by the Federal Trade Commission (FTC), the nation's consumer protection agency. It is enforced by the FTC, the Federal Communications Commission (FCC), and state officials.

What calls are covered?

The do not call provisions of the TSR cover any plan, program or campaign to sell goods or services through interstate phone calls. This includes calls by telemarketers who solicit consumers, often on behalf of third party sellers. It also includes sellers who are paid to provide, offer to provide, or arrange to provide goods or services to consumers.

What types of calls are not covered by the National Do Not Call Registry?

The do not call provisions do not cover calls from political organizations, charities, telephone surveyors, or companies with which a consumer has an existing business relationship.

How does the established business relationship provision work for a consumer whose number is on the registry?

A company with which a consumer has an established business relationship may call for up to 18 months after the consumer's last purchase or last delivery, or last payment, unless the consumer asks the company not to call again. In that case, the company must honor the request not to call. If the company calls again, it may be subject to a fine of up to \$16,000.

If a consumer makes an inquiry or submits an application to a company, the company can call for three months. Once again, if the consumer makes a specific request to that company not to call, the company may not call, even if it has an established business relationship with the consumer.

A consumer whose number is not on the national registry can still prohibit individual telemarketers from calling by asking to be put on the company's own do not call list.

How can I access the registry?

The registry can be accessed only through the fully automated and secure website at www.telemarketing.donotcall.gov. The first time you access the registry, you must set up a profile and provide identifying information about you and your organization. If you are a telemarketer or service provider accessing the registry on behalf of your seller-clients, you will be required to identify your seller-clients and provide their unique Subscription Account Numbers (SANs). The only consumer information available from the registry is telephone numbers. After you (or the company telemarketing on your behalf) have accessed the registry and downloaded telephone numbers the first time, you'll have the option of downloading only changes in the data that have occurred since the last time you accessed the registry.

DO NOT CALL

The Federal Trade Commission (FTC) created the Do Not Call Registry to stop unwanted telemarketing calls. You can register your home or cellphone either online at www.donotcall.gov or using the FTC's toll number at (888) 290-4236, TTY: (866) 290-4236. You must call from the number you to register. Registration is free and never expires.

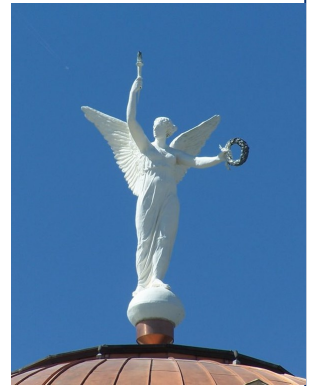
Arizona State Law

Arizona's Telephone Solicitations Statute requires telemarketers to make certain disclosures and prohibits certain misrepresentations. The statute requires most telemarketers to file a registration statement with the Secretary of State and a bond with the State Treasurer's Office. There are some exceptions to the statute's registration requirements. You can visit the Secretary of State's Web site at www.azsos.gov to check to see if a company is registered or falls under an exception to the registration requirement.



2016 LEGISLATIVE UPDATE

The 52nd Legislature, 2nd Regular Session adjourned sine die (Latin meaning "without assigning a day for a further meeting or hearing") at 5:45 AM on Saturday May 7th. Over 1,200 new pieces of legislation were introduced during the course of the session that began on January 11, 2016. Governor Douglas A. Ducey signed 374 pieces of legislation that passed the House and Senate. The Department remained proactive throughout session contributing input to Legislators and the Capitol community on bills that could impact agency operations and the industry as a whole. ADRE would like to thank the associations and public stakeholders that provided valuable feedback during this important time of year. We appreciate your efforts to include the Department on issues that are significant to the industry and public. Your efforts are valued and appreciated.



The State's FY 2017 budget was signed on May 10th which included an appropriation for the Department of Real Estate of approximately \$2.9 Million for the coming fiscal year, beginning July 1, 2016. The agency continues to move forward in streamlining its processes and procedures through the Governor's LEAN initiative to achieve even greater efficiencies. The ADRE continues to utilize technology and cross training personnel to ensure coverage in areas that need it the most.

A ADRE Legislative Overview for 2016 is available on the ADRE website at www.azre.gov. Please visit the State Legislature's website at www.azleg.gov to search all bills that went through the legislative process. The general effective date for all legislation enacted during the 2016 Legislative Session is August 6, 2016 unless otherwise stated.

Thank you for your support of ADRE and for all that you do to contribute to the economic opportunities of the state of Arizona. Please reach out to the Department through the Message Center should you have any questions.

Homeowners Association Dispute Process Transferred to ADRE July 1, 2016

The FY 2017 budget passed by the Legislature and signed by the Governor consolidated the functions and responsibilities of the Department of Fire, Building and Life Safety into other state government agencies. The Homeowners Association Dispute Process transferred to the Arizona Department of Real Estate (ADRE) effective July 1, 2016.

(Click here to view the legislation) [SB 1530](#) agency consolidation; budget reconciliation; 2016-2017

The process outlined in state law allows a homeowner and/or condominium and planned community associations a venue for resolving disputes. An aggrieved party may submit a petition and all required documentation to the Department of Real Estate who then may refer the case to the Office of Administrative Hearings (OAH), to be heard by an Administrative Law Judge (ALJ).

Since the budget was signed on May 10th, the ADRE has been working diligently to ensure the HOA Dispute Process transfers smoothly. The ADRE looks forward to utilizing its existing technology to implement an improved program that serves the public and industry more efficiency and effectively.

Please visit the Department's website, www.azre.gov.

WHY MEDIATION? WHY NOT?

Tracey Wiltgen

**Published with the Permission of the Hawaii Real Estate Board*

Across the country, mediation has become the first step in addressing conflicts of all types. Consumer complaints, employee grievances, construction disputes, corporate and family matters and more, are currently worked out in mediation.

No matter how simple or complex the issues, mediation is in the forefront as a tried and true process that enables disputing parties to negotiate customized solutions quickly and privately. It is far less formal, less intimidating and less confusing than going to court or a hearing. There are no strict rules of procedure and the people involved whether two or multiple, have the flexibility to find the best path to agreement. Additionally, the mediation process has proven to be exceptionally valuable for assisting participants with continuing relationships.

With all of its benefits and history of success, mediation is the perfect approach for addressing the myriad of conflicts that arise within condominium associations. In particular, because conflicts arising between owners and boards involve continuing relationships, mediation is a logical first step to address differences. If the participants come to the table prepared to invest the time, energy and commitment to reach a resolution, then the mediation will usually succeed.

For all of these reasons and more, the Hawai'i Revised Statutes (HRS 514B) requires mediation if a condominium owner or board of directors requests mediation of a dispute involving the interpretation or enforcement of an association's declaration, bylaws or house rules, or a dispute involving Part VI of HRS 514B. Unfortunately, the requirement to mediate is not always viewed as a positive step.

The different perspectives and responsibilities of the various players in condominium associations can lead them to believe that mediation is a "waste of time." For example, some Property Managers and Boards feel it is their responsibility to vehemently enforce house rules and bylaws. Some owners believe they are not required to follow house rules and bylaws when they paid such a high price to purchase their unit.

People often get stuck in mind-sets such as "I'm right and they're wrong", "I don't want to listen to him/her/them anymore", "we just need someone to decide so we can get this over with." These attitudes not only create barriers to a successful mediation, they also fail to accept the reality that a "win" in a hearing is never guaranteed. Even when the ruling is in favor of one side, the lasting bad feelings created by the adversarial nature of the hearings process can result in continued discord within an association.

Mediation on the other hand, can provide the participants with the opportunity to "clear the air" as well as problem solve in a way that focuses on everyone's needs and concerns. To achieve positive outcomes, mediation participants must come to the table: 1) prepared with the information they need to address the issues; 2) committed to "listen" to the other participants (even if they feel they've heard it all before), and 3) open to discuss potential creative solutions.

It is also helpful for participants to consider how to best use the mediation process to work towards a resolution. For example:

- If there are multiple issues to be addressed, then consider prioritizing the issues and setting timelines regarding how much discussion is needed to address each one.
- If emotions are exceptionally high, then plan to spend more time in private meetings with the mediator to vent and de-escalate, before focusing on the substantive issues.
- If an impasse is reached, then ask the mediator for suggestions or even an evaluation of the strengths of each participants view to encourage more brainstorming and creative problem solving.
- If the issues being discussed impact other owners in the association, then discuss and agree on what information if any, will be shared with the other owners.

Committing a sufficient amount of time at the end of the mediation to craft a clear durable agreement is as important as preparing to participate in the mediation. It is also helpful to discuss and include in the agreement how the owner and board want to address potential differences in the future to avoiding misunderstandings and escalated battles again.

The mediation process is designed to provide people in almost any type of conflict with a private, flexible forum for talking and negotiating creative solutions. It is an ideal process for condominium owners and boards because of their ongoing relationship within the condo community. If approached with the right attitude, owners and boards can not only resolve the immediate issues that lead to the dispute, they can also pave the way for working and living together more harmoniously in the future.

Tracey Wiltgen is the Executive Director of The Mediation Center of the Pacific, Inc.

HUD WARNS LANDLORDS, PROPERTY MANAGERS AGAINST CRIMINAL-BASED DISCRIMINATION



***As published in ARELLO Boundaries May 2016**

Image courtesy of xura at FreeDigitalPhotos.net

The U.S. Department of Housing and Urban Development, Office of General Counsel, has issued new guidance warning landlords, property managers and other housing providers against making arbitrary and overbroad criminal history-based housing decisions that may result in Fair Housing Act liability. In the recent guidance document HUD acknowledges that the existence of a criminal record is not a protected characteristic under the Fair Housing Act; which prohibits discrimination in the sale, rental, or financing of dwellings on the basis of race, color, religion, sex, disability, familial status or national origin. However, HUD says, “Across the United States, African Americans and Hispanics are arrested, convicted and incarcerated at rates disproportionate to their share of the general population. Consequently, criminal records-based barriers to housing are likely to have a disproportionate impact on minority home seekers.” And, HUD concludes, such restrictions on housing opportunities “...violate the Act if, without justification, their burden falls more often on renters or other housing market participants of one race or national origin over another.”

The guidance explains that criminal history-based discrimination will be analyzed according to the “disparate impact” test under which Fair Housing Act violations are weighed. That is, “...where a policy or practice that restricts access to housing on the basis of criminal history has a disparate impact on individuals of [a] protected class, such policy or practice is unlawful... if it is not necessary to serve a substantial, legitimate, nondiscriminatory interest of the housing provider, or if such interest could be served by another practice that has a less discriminatory effect.” [Citing *Tex. Dep’t of Hous. & Cmty. Affairs v. Inclusive Cmty. Project, Inc.*, 135 S. Ct. 2507, 192 L. Ed. 2d 514. See also, 24 C.F.R. 100.500]. HUD notes that some landlords and property managers have asserted resident safety and property protection as reasons for denying housing to those with criminal histories. HUD recognizes that such concerns may be legitimate, but says that housing providers must be able to prove that such denials actually serve those purposes. For example, bald generalizations or stereotypes, such as the assertion that all persons who have a criminal record pose greater risks than those who do not, are insufficient to establish a housing provider’s “substantial, legitimate nondiscriminatory interest”. HUD also says that housing denials based on one or more prior arrests, without any conviction, are insufficient because arrest records do not constitute proof of unlawful conduct, are often incomplete and are not reliable for assessing potential risks.

And, a “blanket” prohibition against providing housing to persons with a conviction record “no matter when the conviction occurred, what the underlying conduct entailed, or what the convicted person has done since” is unlikely to meet the “substantial, legitimate nondiscriminatory interest” test. HUD notes that housing providers may tailor their policies and decisions to exclude individuals with only certain types of convictions, but only if they distinguish between criminal conduct that indicates a demonstrable risk to resident safety and/or property, and criminal conduct that does not. The HUD Guidance notes an exception in section 807(b)(4) of the Fair Housing Act [42 U.S.C 3607], which does not prohibit housing discrimination based on a *conviction* of, but not an arrest for, the illegal manufacture or distribution of certain federally controlled substances. Even if criminal history-based housing decisions are supported by a “substantial, legitimate, nondiscriminatory interest”, Fair Housing Act claimants or HUD may show that such interests could be served by another practice that has a less discriminatory effect.

This consideration requires a case-by case analysis, but HUD says that a housing provider’s assessment of relevant mitigating information is likely to have a less discriminatory effect than categorical exclusions; such as the facts or circumstances underlying the conviction, the age of the individual at the time, a prior good tenant history, and evidence of rehabilitation efforts. Also, HUD says that housing providers might minimize the costs of such assessments by delaying consideration of a criminal history until an individual’s financial and other qualifications are verified.

The guidance document concludes with an explanation and examples of obvious forms of prohibited intentional discrimination based on criminal histories. This occurs when the provider treats an applicant or renter differently because of race, national origin or another protected characteristic and the use of criminal records or information is a pretext for unequal treatment.

WHAT ARE THE MOST COMMON AUDITING & INVESTIGATION VIOLATIONS

AUDIT VIOLATIONS:

1. Failure to perform documented broker review of transaction documents within ten (10) business days. A.R.S. § 32-2151.01 (G).
2. Failure to maintain required transaction documents (sales and property management) in the broker's file. A.R.S. § 32-2151.01, § 32-2175 and § 32-2153 (A)(18).
3. Failure to maintain account for and/or timely deposit earnest money in a broker trust account or with escrow. A.R.S. § 32-2151 (A).
4. Failure to disclose licensee status when acting as a principal in a transaction. A.A.C. R4-28-1101(E).
5. Trust accounts not in balance (deficiencies and overages). A.R.S. § 32-2151 and § 32-2153 (A)(16).
6. Failure to perform and/or maintain monthly trust account reconciliations. A.R.S. § 32-2151 (B)(2).
7. Trust accounts not clearly designated as trust accounts. A.R.S. § 32-2174 (A).
8. Authority to sign on trust accounts not properly delegated/authorized. A.R.S. § 2151.01 (B), § 32-2174 (C), A.A.C. R4-28-304 (B) and (B)(1)(d).
9. Property management agreements fail to contain all required clauses – most often disposition of interest and a non-assignment clause. A.R.S. § 32-2173.
10. Failure to display license or correct office signage. A.R.S. § 32-2126 (B), § 32-2128, § 32-2127, A.A.C. R4-28-502 (E).
11. Failure to maintain a Broker Office Policy and Procedures Manual. A.A.C. R4-28-1103(A).

COMPLAINTS FILED/INVESTIGATIONS:

1. Failure to disclose material facts (property sales). A.A.C. R4-28-1101(B).
2. Breach of Fiduciary duty. A.A.C. R4-28-1101 (A).
3. Failure to disclose licensee status when acting as a principal in a transaction. A.A.C. R4-28-1101(E).
4. Unlicensed activity, including representing a broker other than the broker to whom the salesperson is licensed or receiving compensation in violation of statute. A.R.S. § 32-2165 (A) and (B), § 32-2153 (A)(6), (A)(7), (A)(8), (A)(10), (B)(6), A.A.C. R4-28-306 (A)(1), R4-28-306 (A)(2), and R4-28-306 (A)(3).

VISIT ADRE'S WEBSITE FOR MANY RESOURCES

- Sample Broker Office Policies Manual (Modify to fit Brokerage requirements): http://www.azre.gov/Aud/Documents/Broker_Office_Policies_Manual.pdf (click)
- Property Management Agreement Requirements: <http://www.azre.gov/Aud/AgreeReqs.aspx> (click)
- Property Management Audit Packet (includes audit checklist): http://www.azre.gov/Aud/Forms/Property_Management_Audit_Packet.pdf (click)
- Auditing Frequently Asked Questions (FAQs): http://www.azre.gov/Aud/documents/Auditing_faqs.pdf (click) Auditing forms: <http://www.azre.gov/Aud/AudForms.aspx> (click)



REMEMBER...

NOTICE/ DISCLOSURE TO ADRE WITHIN 10 DAYS

INFORMATIONAL DISCLOSURE TO WITHIN 10 DAYS (A.A.C. R4-28-301 (F) and R4-28-303 (D))

1. Change of personal name.
2. Change of residential address or residential mailing address.
3. Change of residential telephone number.
4. Change of email address.
5. Change of licensure to a professional corporation or professional limited liability company.
6. Criminal convictions (not at time of arrest; includes any misdemeanor and felony).
7. Orders, judgments, adverse decisions regarding fraud or dishonesty, or business or transactions involving real estate, cemetery property, time share intervals, membership camping contracts, or campgrounds.
8. Restriction, suspension, revocation, denial, or civil penalty imposed regarding a professional or occupational license or registration held by the licensee.
9. Order, judgment or decree permanently or temporarily enjoining the licensee from engaging in or continuing any conduct or practice in connection with the sale or purchase of real estate, cemetery property, time-share intervals, membership camping contracts, campgrounds, securities.
10. Order, judgment or decree involving consumer fraud or violation of the racketeering laws.
11. Payment from a recover fund or fund of last resort due to the licensee's action or inaction.

ALSO COMPLY WITH A.A.C. R4-28-303 (E)

1. Change of the employing broker's legal name.
2. Change of the employing broker's dba name.
3. Change of the employing broker's physical address.
4. Change or add a business mailing address or branch office.
5. Change of a business telephone number.
6. Change of the structure or membership of the employing broker.
7. Change of a branch office manager or changing the authority delegated to the branch office manager.
8. Closing of a branch office.
9. Hiring of a salesperson or broker.
10. Transfer of a salesperson or broker to another office.
11. Sever of a licensee.
12. Opening or closing of a broker's trust account.
13. Appointment of a temporary broker.
14. Change of employing broker's designated broker.

BROKER MUST ALSO DISCLOSE

- Delegation of authority to a licensee whom he/she employs or another designated broker to act on his/her behalf. Delegation to an associate broker or salesperson to act as branch office manager. A.A.C R4-28-304(B).
- Hiring, severing, office location changes, and branch office manager appointment/removals can be made online at: www.az.gov/webapp/dre/. (click) Change forms can be found on the Department's website at <http://www.azre.gov/Lic/LicForms.aspx> (click)

REMEMBER...

NOTICE/ DISCLOSURE TO ADRE WITHIN 10 DAYS CONTINUED

One of the most common violations is that THE DESIGNATED Broker is performing improper Trust Account Reconciliations, or not performing them at all. Trust Account Reconciliations are required to be performed monthly by statute (A.R.S. § 32-2151 (B)(2)). THE EMPLOYING BROKER IS RESPONSIBLE FOR THE TRUST ACCOUNT RECONCILIATION.

VISIT ADRE'S WEBSITE FOR INFORMATION ON TRUST ACCOUNT RECONCILIATION www.azre.gov

- Trust Account Reconciliation – Requirements and “How-to” Guide: http://www.azre.gov/Aud/Documents/Trust_Account_Reconciliation.pdf (click)
- Trust Account Requirements: http://www.azre.gov/Aud/Documents/Trust_Account_Requirements.pdf (click)
- Trust Account Basics: <http://www.azre.gov/Aud/TrustAccountBasics.aspx> (click)
- Form AUD 101, Property Management Trust Account Reconciliation Instructions: http://www.azre.gov/Aud/Forms/Form_AUD-101_PM_Trust_Account_Reconciliation_rev_01132015.pdf (click)
- Auditing “Glossary” of Definitions and Terms: *“coming soon”*



WIRE TRANSFER FRAUD SCAMS ARE ON THE RISE

In May 2015, AAR published an [article](#) regarding hackers committing wire transfer fraud in Arizona.

Since that article, wire transfer fraud scams are on the rise nationwide. Due to the influx and severity of the scams, the Federal Trade Commission (FTC) and National Association of REALTORS® (NAR) have increased their efforts to warn the public and REALTORS® alike.

If you're buying a home and get an email with money-wiring instructions, STOP. Email is not a secure way to send financial information, and your real estate professional or title company should know that. If it's a phishing email, report it to the FTC. – www.consumer.ftc.gov

Specifically, the FTC and NAR have issued warnings and helpful tips on how to avoid wire transfer fraud scams on their respective [consumer](#) and [media](#) blogs. Additionally, NAR released a [video](#) addressing the issue.

While reviewing and sharing the video and articles are important to ensure that security measures are in place for each transaction, the FTC also urges consumers to [report the scams](#) for further action.

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LEAN TRANSFORMATION 2016-AUDITING AND INVESTIGATIONS DIVISION

In January 2015, Governor Doug Ducey announced the principles and importance of developing a culture of LEAN Management in Arizona State Government. Governor's Ducey's vision is for Arizona to be the number one state to live, work, play, retire, recreate and get an education. To achieve this vision, Arizona state government will have to think and operate in new and better ways. Our focus must be on Arizona constituents, including Arizona's real estate industry, and our solutions will come from engaging the state government employees, including our Dept. of Real Estate (ADRE) employees, in creating a better Arizona. To this end, an intentional statewide management system will be deployed that will provide the principles and tools needed to drive these improvements, and create an environment of "continuous improvement", as well as implement performance measures and accountability systems to sustain each improvement. Each ADRE employee accepts this challenge to streamline government while continuing to provide quality service, as well as, enhancing the protection of the consumer in their real estate transactions. Several Divisions within the Department have already begun to recognize areas for Breakthrough in their processes, with specific goals that they will be held accountable to achieving. The Auditing and Investigations Division Team lead by the Assistant Commissioner of Compliance, Danielle Hazeltine and Manager, Robin King have committed to an Auditing Breakthrough and an Investigation Breakthrough.

AUDITING - Non-Compliant Audits – Reduce audit time from open to closed (forwarding to Enforcement) from 98 days to 58 days by December 31, 2016.

The TEAM identified the customer(s) of the audit process, mapped out their current process and what a future process could be, which helped identify areas of improvement within the process. Consistent standards and strategies were established across the Division for all case management, which allowed for less management review and approval time. Several Broker Stakeholders that had been through the audit process visited with the Commissioner and the ADRE Leadership Team offering feedback on how to improve the audit process. Feedback included, not scheduling property management audits in the last two weeks of the month, more emphasis on accounting education and expertise, and enhancing the ADRE website Property Management content to encourage Brokers to utilize the ADRE website materials. These ideas have been implemented by ADRE.

INVESTIGATIONS – Reduce Investigation time from the receipt of the complaint to the closing of the file (forwarding to Enforcement) from an average of 48 days to 38 days by December 31, 2016. The TEAM started by mapping their current and future state process maps. Staff and management were able to identify several areas where improvements could be made, such as standardization and consistency in documents and statute and rule interpretation, adopting new case management strategies, and reducing the amount of time spent assisting on compliance audits.

Since January 1, 2016 and as of May 31, 2016:

- Auditing has reduced the age of the oldest pending file from 284 days to 76 days. Average days open have been reduced from 98 to 43 days.
- Investigations has reduced the age of the oldest pending file from 156 to 72 days. Average days open have been reduced from 53 to 39 days.

We are so proud of all the amazing work the TEAM has accomplished.



KNOW YOUR LIMIT!

DUI PENALTIES

You can be arrested for DUI if you are impaired to the slightest degree.

These are the minimum standard penalties. Other potential costs are attorney's fees, increased auto insurance, refusal of admission to college, loss of employment, and inability to obtain employment.

DUI [BAC .08]

- \$3,200 in Fines & Fees*
- 10 days in jail
- 90 days suspended license
- Ignition Interlock for 12 months

Extreme DUI [BAC .15-.19]

- \$6,000 in Fines & Fees*
- 30 days in jail
- 90 days suspended license
- Ignition Interlock for 12 months

Super Extreme DUI [BAC .20+]

- \$8,300 in Fines and Fees*
- 45 Days in Jail
- 90 Days suspended license
- Ignition Interlock for 18 months

*Includes additional surcharges added to Fines and Fees



Get a Sober Designated Driver... Not a DUI!

KNOW YOUR LIMIT!

What is a "Standard Drink"?

BAC / TIME

Weight and Gender Matter

Below is a list of blood alcohol concentrations when consumed by the average person. Please consider your weight and gender. It is not the same for everyone. Ask an officer for more information.



	12 oz Beer	4 oz Wine	1.25 oz Shot
Common Drinks	Standard Drinks	Max BAC	Time of Burn Off
Beer (12 oz)	1	0.03%	2 hours
Wine (4 oz)	1	0.03%	2 hours
Rum & Coke	1	0.03%	2 hours
Vodka & Red Bull	1	0.03%	2 hours
Margarita	2	0.06%	4 hours
Long Island Iced Tea	4	0.12%	8 hours

Drive Hammered...Get Nailed!

Designate a Driver!



This notice has been provided compliments of the Governor's Office Highway Safety.

EDUCATION FACTS!

Average Passing Percentages for "First Time Exam Takers"

EXAM TYPE	Feb-2016	Mar-2016	Apr-2016	May-2016
REAL ESTATE BROKER	75%	65%	72%	80%
REAL ESTATE SALESPERSON	66%	69%	68%	66%
CEMETERY BROKER	N/A	N/A	N/A	0%
CEMETERY SALESPERSON	100%	100%	43%	80%
MEMBERSHIP CAMPING BROKER	N/A	N/A	N/A	N/A
MEMBERSHIP CAMPING SALESPERSON	100%	N/A	N/A	N/A

Total Number of Licensees (Individual and Entity) as of June 6, 2016

79,085

Active Continuing Education (CE) Courses as of June 6, 2016

Live CE (Approximately)	2,378
Distance Learning CE (Approximately)	347

ADRE Licensee Online CE Course Submissions January 27, 2016 through June 6, 2016

Total courses entered	79988
Distance Learning	41129
Percentages Distance Learning	51%



DEVELOPMENT INDUSTRY LEARN & LUNCH



The fifth Learn and Lunch (L&L) with ADRE's Development/Builder Services Division and the Development / Builder Industry was another success. There was positive dialogue amongst the participants, which included an array of industry representatives. At this event the Maricopa County Environmental Services Department (MCESD) Subdivision, Infrastructure & Planning Program was represented by Wesley Shonerd, Senior Civil Engineer, and Cindy Furze, Lead Development Services Technician, who provided an overview, discussing the purpose of Maricopa County issuing the new/amended health certificates to developers and other pertinent information, as well as a Q&A session.

The MCESD is the designee for processing the applications for Certificate of Approval of Sanitary Facilities (septic and sewer) and water. The approximate number of Health Certificates that were issued over the last 2 ½ years is as follows:

ADRE would like to give special thanks to Fidelity National Title Agency for sponsoring the delicious meal!

THE NEXT L&L EVENT IS TENTATIVELY SCHEDULED FOR SEPTEMBER 15, 2016. Representatives from the development industry are welcome to attend; due to limited seating and to receive a detailed invitation, please pre-register through the ADRE Message Center on the home page at www.azre.gov (Development Services Division)

Our presentation at SAHBA (Southern Arizona Home Builders Association) the other day went really well. We shared the Vision Statement for the Arizona Workforce, scorecards, review process, and about how hard you all worked to find ways to improve and expedite processing times. We had several comments from developers about how much they appreciate the results from the ADRE's ability to turn things around. For them time is money and we had such a great feedback about the level of service and how it has improved. It was great to brag about how awesome you all are to work with!

Year	Number of Maricopa County Environmental Services Dept. (MCESD) Health Certificates Issued
2014	72
2015	132
2016	58*
	*thus far as of 5/31/2016

EDUCATION ADVISORY COMMITTEE (EAC)

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

There are currently 7 EAC member terms ending in July 2016. Candidates interested in serving on the EAC with a real estate background in commercial, residential, industrial, property management, business brokerage, lending, title/escrow, or experience operating a real estate school, as an administrator or instructor who would be interested in being considered to serve on this committee may send a statement of interest and resume to the Education Division through the Message Center from the front page of the ADRE website at www.azre.gov. ADRE thanks the current members for their valuable participation.

2-year term (July 2014 to July 2016)

Mary Frances Coleman Andrew Jaffe
Holly Eslinger Jon Kichen
Scott Goddard Jim Zirbes
Jim Hogan



2-year term (July 2015-July 2017)

Marti Barnewolt Becky Ryan
J. Robert Eckley Mary Sand
Barb Freestone Amy Swaney

VOLUNTEERS MONITOR PROGRAM

VOLUNTEERS NEEDED

Have you been thinking of "volunteering" but don't know where to donate your time and energy?
Are you a proponent of "raising the bar" for the real estate industry and an advocate of real estate education?
If you have a background and awareness of Arizona requirements and real estate educational processes and are not affiliated with a real estate school, you're a good candidate to be a Volunteer Monitor. If you are chosen to be a volunteer monitor, you will act as the eyes and ears of the Department around the state in our many scheduled real estate courses.
Open to real estate licensees...no Educators please.

If you are interested contact Jim Williams at jwilliams@azre.gov



BROKERS IN SUBSTANTIVE COMPLIANCE

Broker Audit Honor Roll - January thru May, 2016

ABBREVIATIONS USED IN SUBSTANTIVE COMPLIANCE

EBAR = Electronic Broker Audit Review

<u>Lic. No.</u>	<u>Broker Name</u>	<u>Brokerage Name</u>	<u>Audit Type</u>	<u>City</u>
BR013405000	Althoff, Patrick H.	Metro Commercial Properties	Onsite	Tempe
BR644511000	Andersen, Jay D.	Andersen Realty Advisors	Onsite	Gilbert
BR011975000	Antilla, Angela C.	Oak Realty	Onsite	Globe
BR037460000	Autrey, Greg V.	Realty West, LLC	Onsite	Tempe
BR631727000	Bettini, Lynda Lee	Birtcher Arizona, L.L.C.	Onsite	Tempe
BR006512000	Bloom, Michael E.	Bloom Team Realty, LLC	Onsite	Scottsdale
BR013498000	Blum, Randall E.	REB	Onsite	Mesa
BR103841000	Bohlander, B. Eric	Blackhawk Property Management & Realty	Onsite	Cave Creek
BR557602000	Bormann, Bradley A.	Bradley Properties	EBAR	Sierra Vista
BR043454000	Braswell, Ronnie	Pinetop Property Management, LLC	EBAR	Pinetop
BR020109000	Carola, Brian F.	Valley Homes & Land	Onsite	Phoenix
BR005019000	Cartun Sue	Keller Williams Southern Arizona	Onsite	Tucson
BR101373000	Caruth, Melissa J. "Lisa"	Pedersen Real Estate & Property Management	Onsite	Apache Junction
BR004929000	Chadderton, Robert J. "Chad"	Ahwatukee Realty & Property Management, Inc.	Onsite	Maricopa
BR525692000	Chalasan, Srinath "Sid"	IRB	Onsite	Chandler
BR021869000	Chandler, Stewart R.	Arizona Southwest Realty, LLC	Onsite	Phoenix
BR009008000	Cloward, Chad G.	Quest Real Estate	Onsite	Scottsdale
BR013665000	Collins, Pamela S.	Chamberlain Enterprises	Onsite	Tempe
BR652283000	Corson, Mark A.	Corson Realty	Onsite	Buckeye
BR582033000	Daniell, Kimberly S.	Kim Daniell's Properties, LLC	EBAR	Bullhead City
BR007982000	DeWeese, Brett D.	Arizona Mountain Views	Onsite	Wittmann
BR022870000	Dragonas, Bill	Realty USA Southwest, Inc.	Onsite	Phoenix
BR561755000	Durazo, Belen M.	Everett J. Jones Real Estate, Inc.	EBAR	Douglas
BR566333000	Eastwood, Cynthia M.	Main Street Properties	Onsite	Buckeye
BR006691000	Farnsworth, Joseph A. "Joe Sr"	Farnsworth Realty & Management Company	Onsite	Mesa
BR013439000	Gist, Gary L.	Westridge Management Company	EBAR	Yuma
BR014174000	Grier, Curtis	Havasut Realty	EBAR	Lake Havasu City
BR556249000	Haight, Timothy "Tim" L.	Pinal Realty & Property Management, LLC	Onsite	Casa Grande

BROKERS IN SUBSTANTIVE COMPLIANCE
Broker Audit Honor Roll - January thru May, 2016
CONTINUED...

<u>Lic. No.</u>	<u>Broker Name</u>	<u>Brokerage Name</u>	<u>Audit Type</u>	<u>City</u>
BR107710000	Halpert, Karen	CREI Advisors, LLC	Onsite	Phoenix
BR042682000	Heins, Ann L.	AZ Investing	Onsite	Tempe
BR633979000	Jambor, Thomas G.	Thomas Jambor Realty Solutions	Onsite	San Tan Valley
BR008257000	Jarrell, Shiela A.	Richard Real Estate	Onsite	Buckeye
BR628303000	Kirchner, Steven "Steve" M.	Atsah-Eagle Realty, Inc.	EBAR	Page
BR541199000	Kjerstad, Rodney	Realty Solution Advisors	Onsite	Chandler
BR009159000	Kooiman, Jeri A.	Kooiman Realty, LLC	Onsite	Prescott Valley
BR517594000	Kress, David M.	Park Management & Realty Services	Onsite	Chandler
BR035668000	Larsen, Stewart	The Larsen Company	Onsite	Mesa
BR535396000	Lester, Mark E.	Sonoran Desert Realty	Onsite	Gilbert
BR515037000	Lewin, Ada C.	A1 Properties	EBAR	Prescott
BR003882000	Lindquist, Frederick E.	Lindquist Inc., Realtors	EBAR	Prescott
BR522695000	Mann, Ryun C.	The Mann Group, LLC	Onsite	Flagstaff
BR117870000	Manzanarez, Larry	The Manz Group	Onsite	Gilbert
BR628592000	Marsh, Thomas "Tom" O.	Iron Gate Real Estate Advisors, LLC	Onsite	Phoenix
BR506867000	Martin, Elizabeth M.	Sage Valley Properties, LLC	Onsite	Chandler
BR045893000	Matheson, Kenneth R.	Victoria Properties Management, LLC	Onsite	Tempe
BR036090000	McConnaughay, Christine	Realty Executives McConnaughay	EBAR	Yuma
BR015380000	Miles, Robert G.	Robert Miles Realty, LLC	Onsite	Gilbert
BR583338000	Mooney, Matthew S.	Parkway Realty Services, LLC	Onsite	Tempe
BR505982000	O'Hara, Francis S. Jr.	Budget Realty	EBAR	Yuma
BR116424000	Osten, Nancy J.	Diamond Del Rio Properties, Inc.	EBAR	Bullhead City
BR042742000	Pacini, William	Active Property Management	Onsite	Glendale
BR510241000	Palacios, Martha A.	Palacios Realty, LLC	EBAR	Yuma
BR009183000	Pancrazi, Thomas J.	A.T. Pancrazi Real Estate Services, Inc.	EBAR	Yuma
BR585742000	Parrillo, Karen S.	LBVRS Inc.	EBAR	Bullhead City
BR638953000	Pietrzak, Paul R.	Arizona Haciendas Real Estate Co.	Onsite	Queen Creek
BR626876000	Pitts, Linda L.	Linda Pitts Real Estate	EBAR	Sierra Vista
BR540364000	Pollard, Debra "Debbie" A.	Sonoran Exclusive Properties	Onsite	Buckeye

BROKERS IN SUBSTANTIVE COMPLIANCE
Broker Audit Honor Roll - January thru May, 2016
CONTINUED...

<u>Lic. No.</u>	<u>Broker Name</u>	<u>Brokerage Name</u>	<u>Audit Type</u>	<u>City</u>
BR105618000	Purcell, Wilma	Purcell & Associates	Onsite	Avondale
BR513396000	Ramirez, Ziomara "Zee" O.	Raxi Realty	EBAR	Yuma
BR109614000	Rendler, John P.	Desert Holdings Property Management	Onsite	Mesa
BR005672000	Roselli, Dominic A.	Roselli Realty	Onsite	Mesa
BR108407000	Sabel, Kurt G.	Pivotal Real Estate Solutions	Onsite	Gilbert
BR535974000	Sanchez, Leonard R.	Shadle & Sanchez Realty Investments	EBAR	Yuma
BR577094000	Sandoval, Stephanie N.	Arizona Cash Back Brokerage	Onsite	Queen Creek
BR560430000	Schoppers, Kristina "Kris" M.	AZ River Homes & Property Management, LLC	EBAR	Fort Mohave
BR552958000	Schure, Robert H.	The Laurel Group	Onsite	Cave Creek
BR006323000	Seidl, Jay	Prestige Property Management, Inc.	Onsite	Tucson
BR005988000	Selman, Joel S.	Selman and Associates	EBAR	Lake Havasu City
BR531752000	Sills, Cindy L.	Belva's Real Estate, LLC	Onsite	Florence
BR043127000	Smith, Kevin B.	Frank M. Smith & Associates, Inc.	EBAR	Pinetop
BR563619000	Staggs, Barry W.	Staggs River Realty	EBAR	Bullhead City
BR627261000	Susmilch, Leonard H.	Leonard H. Susmilch	Onsite	Gold Canyon
BR008466000	Sweenie, James S.	Sun West Management & Realty, Inc.	Onsite	Phoenix
BR575296000	Thomas, Deborah A.	Echoice Realty	Onsite	Mesa
BR039197000	Turner, Doris	OK Realty	EBAR	Bisbee
BR008225000	Walton, James "JimBob" R.	Walton Enterprises, LLC	Onsite	Tempe
BR012275000	Wilson, Clifford G.	Wilson Realty	EBAR	Eloy
BR003616000	Wood, Richard L.	R. L. Wood & Company, LLC	Onsite	Mesa
BR008055000	Wright, Willie Jr.	NRES - Wright Realty	Onsite	Tucson
BR528426000	Ziegler, William R.	American Synergy Management, LLC	Onsite	Tempe

DISCIPLINARY ACTIONS

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Anton, Benjamin Brian	SA662157000 Candidate	N/A (Candidate)	Gilbert, AZ	Conviction of 4 misdemeanors DUI; DUI, Disorderly Conduct (Domestic Violence); Leaving the scene of an accident	CO - 2yr PL/PM;
A Better Realty.Net	LC523725000		Mesa, AZ	Failure to Remit Funds	C&D
Acosta, Juan C.	SA539036000	Equity Realty Executives	Avondale, AZ	Late disclosure for Extreme DUI	CO - \$1K CP; PL/PM;
Aitchison, Simon Campbell	SA662512000 Candidate	N/A	Tolleson, AZ	Conviction for Third Degree Criminal Trespassing resulting in his certification as Peace Officer being Revoked	CO - 2 yr. PL/PM; Quarterly Declarations
All Season Home Ser- vice	LC633369000	N/A	Tucson, AZ	Trust Account Irregularities	CFO - License Revoked after hearing
Alliance Residential LLC	LC526763000		Phoenix, AZ	Violation of Rules and Regulations	CO - 4K CP
Altman, Carolyn Virgini- a	BR551317000	Brooks-Clark & Associates	Lake Havasu City AZ	Substantial misrepresentation; failure to deliver documents; failure to promptly submit offer; failure to protect client's interests; negligence.	CO - CP \$5K; License Suspended for 30 days; 2yr PL/PM upon reinstatement
Araujo, Abdi AZ	BR553397000	A.Z. & Associ- ates Real Estate Group	Peoria, AZ	Failure to timely review and initial transactional documents; failure to notify Dept. of 3rd party transaction storage provider.	ASA - \$1K CP
Azuly, Eidan A	BR638141000	Arizona Elite Properties	Gilbert, AZ	Late Disclosure for Disorderly Conduct, a misdemeanor	ASA - \$750 CP; 6 hrs. in classroom ED
Baab, Adam	SA65133900	N/A	Scottsdale, AZ	Conviction for DUI, a misdemeanor ; Suspension/Surrender of Nursing License	CO - \$2K CP; PL/PM;
Barba, Paul Anthony	SA663115000 Candidate	N/A	Scottsdale, AZ	Conviction for Driving with a suspended/ cancelled license ; Fail to Appear 2012; Extreme DUI 2014	CO - 2 yr. PL/PM; Group Counseling for entire PL
Barendrick, Brett	SA527819000	Parallel Capital Partners	Phoenix, AZ	Timely Disclosure of misdemeanor DUI conviction issued October 14, 2015; prior DUI conviction.	CO - 2 yr. PL/PM;
Bautista, Jamie	SA649470000	N/A	Phoenix, AZ	Conviction - Solicitation of Prostitution	CO - PL/PM 2years; \$750 CP; 12 hrs. in classroom ED
Bellizzi, Nicholas	SA662759000 Candidate	N/A	Gilbert, AZ	Conviction for Minor In Consumption, Minor in Consumption, Driving with Alcohol under age of 21, Person under 21 with spirituous liquor ,Shoplifting,	CO - \$2K CP; PL/PM;
Brandon, James	SA117144000	Coldwell Banker Residential	Lake Havasu City AZ	Property Management violations	CFO - License Revoked after hearing

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Brewster, Thayne Jay	SA659872000 Candidate	N/A	Fountain Hills, AZ	Conviction for Forgery, a third degree Felony	CO - 2yr PL/PM; Participation in Support Group/Counseling for entire PL
Bunyard, Gregory Duane	SA661018000 Candidate	N/A	Phoenix, AZ	Conviction for Assault in the 3rd Degree by Operation of a Motor Vehicle, a class C Felony DUI, class A misdemeanor, DUI, class A misdemeanor,	CO - 2yr PL/PM;
Burroughs, Christopher Daniel	SA662815000 Candidate	N/A	Phoenix, AZ	Conviction of Possession of Dangerous Drugs, a class 4 Felony	CO - 2yr PL/PM;
Caamano, Nicholas	SA661866000 Candidate	N/A	Tucson, AZ	Conviction for Possession of Marijuana, a Felony Aggravated Assault	CO - 2yr PL/PM;
Cal-Pacific Properties Corp	CO537723000	Coldwell Banker Residential	Mesa, AZ	Fail to Display correct signage; Property Management Irregularities; Trust Account Irregularities	ASA
Campbell, Shanta	SA660923000 Candidate	N/A	Phoenix, AZ	Conviction for Aggravated Assault, a misdemeanor	CO - 2yr PL/PM;
Cann, Brenda	BR531980000	Vistoso Vacation Rentals	Oro Valley, AZ	Trust Account Irregularities	CFO - License Revoked after hearing
Casteneda, Michael Anthony	SA662034000	N/A	Phoenix, AZ	False/misleading application (failed to disclose conviction for DUI)	ASA - \$750 CP
Chamberlin, David Adam	BR044485000	D. B. Chamberlin & Associates	Phoenix, AZ	Unlicensed Real Estate Activity	CO - \$4K CP; 2yr PL; 18 hrs (12 in classroom) ED
Chapman, Karen P	BR635104000	UR Home Realty	Flagstaff, AZ	Late Disclosure of misdemeanor conviction of Reckless Driving	ASA \$750 CP
Charles, Sabrina Joyce	SA661965000	N/A	Scottsdale, AZ	Conviction for Forgery, a class 4 felony; Forgery, a class 4 felony.	CO - 2yr PL/PM;
Christensen, Jaclyn Melissa	SA529039000	N/A	Scottsdale, AZ	Late Disclosure of Conviction of DUI, a misdemeanor,	ASA - \$750 CP
Cline, Jon Raymond	SA663286000 Candidate	N/A	Tempe, AZ	Felony Possession of Marijuana and Drug Paraphernalia (dismissed upon completion of TASC Program); Conviction for Misdemeanor DUI	CO - 2yr PL-PM;
Collins, Debra	SA575720000	Mountain Desert Living, LLC	Flagstaff, AZ	Late Disclosure for Excessive Speed,	ASA - CP \$400

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Camacho, Rey Giovanna	SA659710000 Candidate	N/A	Queen Creek, AZ	Two convictions of Misdemeanor DUI	CO - 2yr PL-PM;
Combs, Cameron Allan	SA659825000 Candidate	N/A	Phoenix, AZ	Possession of Marijuana, a felony, Driving while Impaired, a misdemeanor	CO - 2yr PL/PM;
Core Real Estate Management LLC	LC644488000		Phoenix, AZ	Property Management violations; Trust Account Irregularities	CO - \$4K CP (Jointly & Severally); 2 yr. PL; Property Management/ Trust Account Reconciliations
Crandell, David Duane	SA663964000 Candidate	N/A	Mesa, AZ	Conviction for DUI, a misdemeanor, Driving on a suspended/revoked/ cancelled license	CO - 2yr PL/PM
Dalton, Stacy	SA660145000 Candidate	N/A	Phoenix, AZ	Conviction for False Statement to obtain benefits, felony	CO - 2yr PL/PM;
Daniel B Smith & Associates	LC637754000		Gilbert, AZ	Trust Account Irregularities; Property Management violations; Failure to Supervise; Failure to Maintain Complete records; Failure to Produce Records	CO 2year PL; CP \$5000; \$30K Surety Bond; Trust Account Reconciliations
Danino, Bruno	Unlicensed		Tempe, AZ	Unlicensed Real Estate Activity	C&D
Davis, Rhonda J.	SA101371000	N/A	Scottsdale, AZ	Late Disclosure for conviction of DUI, a misdemeanor, prior CO for late disclosure of a DUI conviction	CO - \$1K CP; 2 yr. PL/PM
DCL Realty & Management LLC	LC581188000		Tempe, AZ	Property Management violations	C&D
Denmar, Jamin	BR521816000	Denmar Realty, LLC	Mesa, AZ	Trust Account Violations; Property Management violations; failure to supervise; incomplete records	CO - \$3K CP (Jointly & Severally against Denmar); monthly Trust Account Reconciliations to the Department; Surety Bond \$30K;
Dennis, Lynette	SA043740000	Homesmart, LLC	Scottsdale, AZ	False Application	ASA - \$500 CP; 6 hrs in classroom ED
Dignan, Lawrence	BR100417000	Hunt Real Estate ERA	Scottsdale, AZ	Property Management violations	CO - \$6K CP; 2yr PL; 12 hrs in classroom ED
Dinkins, Tashia Monique	SA663379000 Candidate	N/A	Surprise, AZ	Conviction for Theft, a misdemeanor, Driving while license suspended/ revoked, a misdemeanor	CO - 2yr PL/PM;

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Domschke, Thomas	BR568450000	Visionary Properties Property Management	Gilbert, AZ	Trust Account Irregularities; failure to protect clients interest; failure to maintain records; Property Management violations	CO- \$9K CP (Joint & Severally) \$3K CP; 2 year PL; 12 hrs. in classroom ED; Surety Bond 90K; Trust Accounts made whole
Doyle, William	BR557948000	Visionary Properties Property Management	Gilbert, AZ	Trust Account Irregularities; failure to protect clients interest; failure to maintain records; Property Management violations	CO -\$9K CP (Joint & Severally) 12 hours CE
Durick, Laurie	BR538949000	Paramount Properties of AZ	Chandler, AZ	Late Disclosure for Excessive Speed, a misdemeanor	ASA - CP \$400
Elliot, Gary	SA503975000	Southern Arizona Brokerage	Phoenix, AZ	Misrepresentation	CFO - License Revoked after hearing
Enriquez, Daniel	SA639703000	N/A	Glendale, AZ	Conviction for Extreme DUI	CO- 2yr PL/PM
Feng, Weihua	SA652038000	Fortune Realty, LLC	Chandler, AZ	Late Disclosure of Conviction for violation of traffic control signal - Red - causing serious injury	ASA - \$750 CP
Flickinger, William	BR010494000	Grace Capital Investments	Cave Creek AZ	Violation of Rules and Regulations	ASA - CP \$1K; 6 hrs. in classroom ED
Fox, Christine Francoise	SA661026000 Candidate	N/A	Chandler, AZ	Conviction for Assault 4th degree, a misdemeanor and attempted violation of Uniform controlled Substances Act, Conviction for use/deliver drug paraphernalia, misdemeanor	CO- 2yr PL/PM
Frydrych, Daniel	SA079706000	N/A	Peoria, AZ	Late disclosure and False Application	CO - CP \$3K; PL/PM; 12 hrs. (6 in classroom) ED
Furrey, Norman dba Cactus Pine Real Estate	BR110766000	Norm Furrey Real Estate and Property Management	Showlow, AZ	Trust account irregularities; failure to remit; failure to maintain records	C&D
Garcia, Danilo	SA572370000	N/a	Florence, AZ	Felony Attempted Child Molestation and Felony Sexual Abuse and Dangerous Crime Against a child	Order of Summary Suspension
Gronewold, Brian David	SA662959000 Candidate	N/A	Surprise, A	2nd Degree Sexual Misconduct, guilty plea to Peace Disturbance, a class B Misdemeanor	CO - 2yr PL/PM
Halvorson, John Olaf	BR627155000	Commercial Income Advisors	Corona Del Mar, CA	Failure to Disclose Other Jurisdiction Sanctions/Convictions	CFO - License Revoked after hearing

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Hanawalt, Lisa	BR100528000	A Better Realty.Net	Mesa, AZ	Failure to Remit Funds; failure to cooperate with Department's investigation	C&D
Heath, Sharon	SA662014000 Candidate	N/A	Goodyear, AZ	Original Application Disclosure of Consent Agreement and Order issued by the Arizona Board of Nursing	CO - 2yr PL/PM
Hernandez, Ilse M	SA583195000	N/A	Avondale, AZ	Late Disclosure - Revocation/ Suspension of Notary Public Commission	ASA - CP \$750; 6 hrs. in classroom ED
Hines, Robert	SA625939000	Roy H. Long Realty Company, INC	Tucson, AZ	Late Disclosure for Conviction of DUI, a misdemeanor	ASA - \$400 CP
Howell, Chelsea R	SA661532000 Candidate	N/A	Peoria, AZ	Conviction for Possession of Marijuana, a misdemeanor, Liquor - Minor in Possession, a misdemeanor	CO - 2yr PL/PM
Imamoto, Dennis	BR007831000	Cal-Pacific Properties Corp	Mesa, AZ	Fail to Display correct signage; Property Management Irregularities; Trust Account Irregularities	ASA - CP \$1k; 9 hrs. CE
Jinks, Brian L	SA530484000	N/A	Phoenix, AZ	False Application; failure to disclose misdemeanor conviction on original application	CO - \$1K CP; 2 yr. PL/PM
Johnson, Jason Boyd	SA661528000 Candidate	N/A	Gilbert, AZ	Conviction for Breaking and Entering a building with intent, a felony	CO - 2yr PL/PM
Johnston, Amy	SA661960000 Candidate	N/A	Phoenix, AZ	Convictions for Open Container, a misdemeanor , Petit-Theft, a misdemeanor, Driver's License violation, a misdemeanor, Proof of Insurance, a misdemeanor, Driver's License violation, a misdemeanor, No insurance 2nd Offense	CO -2 yr. PL/PM
Kennedy, Michael Scott	SA661497000 Candidate	N/A	Scottsdale, AZ	Original Application Disclosure of Assault, a class 1 misdemeanor, conviction for being under the influence of alcohol/drug in public, class one misdemeanor issued conviction for DUI issued conviction for Driving on a suspended, revoked or cancelled license	CO - 2yr PL/PM;
Kennedy, Michael Scott	SA661497000	N/A	Phoenix, AZ	Convictions for Assault; DUI x 2; Conviction for Suspended/Revoked License	CO - PL/PM 2 years

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Keyser, Jonathan Allen	BR520003000	Keyser LLC	Scottsdale, AZ	Failure to timely review and initial transactional documents; failure to notify Dept. of 3rd party transaction storage provider; failure to display licenses.	ASA - \$1K CP; 6 hrs. in classroom ED
Kobey, Ivan M	BR014452000	US Investment Realty	Phoenix, AZ	Incomplete Records, Failure to Supervise	CO - CP \$3K; PL 2 years
Krohn, James	BR019320000	Alliance South-west LLC	Phoenix, AZ	Unlicensed entity; improper titling of trust accounts; failure to notify Department of off-site storage.; other violations	CO - \$4K CP; 12 hrs. (6 in classroom) ED;
Kuhman, Thomas	SA548510000	N/A	Gilbert, AZ	Continuing Education Requirement violations	ASA - CP of \$500
Lehrman, Carrie	BR626599000	SRL Group	Phoenix, AZ	Trust Account Irregularities; failure to supervise;	C&D (vacated and CO issued.)
Lehrman, Carrie	BR626599000	SLR Group	Phoenix, AZ	Trust Account irregularities; Property Management irregularities; failure to supervise; Violation of Rules & Regulations; incomplete records; comingling of funds	CO -\$10K CP (jointly & severally) 2 yr. PL; 9 hrs. in classroom ED- Broker Management Clinic; 5 year ban on engaging in Property Management activities; Office Signage compliance; C&D vacated
Leon, Antonio	SA659803000 Candidate	N/A	Phoenix, AZ	Conviction for Intention of Entering a Liquor Establishment under the age of 21, class 1 misdemeanor; Retail Theft	CO - 2yr PL/PM
Lesser Associates	LC549437000		Scottsdale, AZ	Comingling of funds; failure to produce records; fail to maintain complete records	Cease and Desist
Lesser, Daniel	BR034392000	DCL Realty & Management, LLC	Tempe, AZ	Property Management violations; breach of fiduciary duties; failure to maintain records; trust account shortage; failure to remit; failure to supervise; negligence.	C&D
Lesser, Lawrence	BR545245000	Lesser Associates	Scottsdale, AZ	Property Management violations; breach of fiduciary duties; failure to maintain records; trust account shortage; failure to remit; conversion of client funds; failure to supervise; negligence.	C & D
Lewis, Anna Irene	Unlicensed		Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order)

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Lewis, Kristen Marie	Unlicensed		Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order)
Lewis, Laila	Unlicensed		Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order)
Lewis, Robert	BR00926900	Professional Real Estate Opportunities	Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order)
Logan, Marty	SA66290200 Candidate	N/A	Scottsdale, AZ	Conviction for DUI, a misdemeanor, Driving on a Suspended License, a misdemeanor	CO - 2yr PL/PM;
Love, Stephanie	SA53105900	N/A	Phoenix, AZ	Failure to Disclose Convictions; Conviction for Felony DUI	CFO - License Revoked after hearing
Marine, Joseph	SA65978200 Candidate	N/A	Surprise, AZ	Original Application Disclosure of conviction for Felony Theft issued ; conviction for Disorderly Conduct, a misdemeanor	2 Yr. PL; PM; Support Group/Counseling
Marquez, Lisa Marie	SA65315900	Call Realty, Inc.	Gilbert, AZ	Late Disclosure for Excessive Speed, a class 2 misdemeanor, disclosed	ASA - CP \$750
Martinez, David P.	SA56444600	Golden Globe Investments	Tempe, AZ	Late Disclosure for conviction of DUI, a misdemeanor	ASA - \$1K CP; 12 hrs. in classroom ED
Martinez, Juan Carlos	BR50657300	Denmar Realty, LLC	Mesa, AZ	Trust Account Violations; Property Management violations; failure to supervise; failure to maintain records; failure to produce records for inspection by the Department; false application.	CO - \$3K CP (Jointly & Severally against Denmar); \$2k CP (against Martinez); 2yr PL; 12 hrs. in classroom ED; monthly Trust Account Reconciliations to the Department; Surety Bond \$30K;
Mattson Jr, Kenneth	Unlicensed		Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order)
Mattson, Kenneth Darden Revocable Trust	Unlicensed		Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order)

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
McClain, Joseph Daniel	SA658136000 Candidate	N/A	Glendale, AZ	Conviction for Underage Possession of Alcohol, class one misdemeanor, Conviction underage alcohol consumption, class 2 misdemeanor , Diversion program for Disorderly Conduct (Domestic Violence) ; Driving on Suspended license ; Possession Marijuana, class 1 misdemeanor, Excessive Speed, class 3 misdemeanor,	CO - 2yr PL/PM; Group Counseling;
Mitchell Scott	SA650836000	Keller Williams	Tempe, AZ	Conviction Taking Wildlife in Excess of bag limit	ASA \$400 CP
Montano, Leticia	BR534917000	Sol Realty, LLC	Phoenix, AZ	Federal conviction for Conspiracy to Harbor Illegal Aliens, a Felony	CFO - License Revoked after hearing
Morgan, Bonnie	BR103982000	Show Appeal, Inc	Chandler, AZ	Failure to reconcile trust accounts; Failure to Supervise	ASA - \$1K CP; 6 hrs. in classroom ED;
Morgan, Matthew Thomas	SA663262000 Candidate	N/A	Scottsdale, AZ	Conviction for Disorderly Conduct, Domestic Violence, a class 6 undesignated felony, December, Possession of marijuana, class 6 undesignated felony December	CO - 2 yr. PL/PM;
Mummaw, Bryan Scott	SA648185000	Civic Center Real Estate	Scottsdale, AZ	Timely Disclosure of conviction for Extreme DUI March ; prior DUI conviction	CO - 2 yr. PL/PM; Notarized quarterly affidavits
Nagra, Harcharan S	SA110591000	Smartway	Gilbert, AZ	Failure to Disclose Material Fact; substantial misrepresentation; failure to immediately place funds in escrow; negligence.	CO - \$3K CP; License suspended for 30 days; upon reinstatement 2 yr. PL/PM; Notarized quarterly affidavits; 18 hrs. .in classroom ED
Nash, John	SA659285000 Candidate	N/A	Phoenix, AZ	Conviction for Attempted Armed Robbery , a felony, issued Conviction for DUI, a misdemeanor,	CO - 2yr PL/PM; Notarized quarterly affidavits
Newlin Revocable Living Trust	Unlicensed		Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order
Newlin, Bill	Unlicensed		Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order
Newlin, Susan	Unlicensed		Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Patino, Kathy	SA521719000	McAlpine-Licea Properties, LLC	Phoenix, AZ	Timely Disclosure of Conviction for Endangerment, a class 1 misdemeanor prior ASA for late disclosure of a misdemeanor	CO - \$1K CP; 2 yr. PL/PM
Porzel, Ryan Harry	SA628779000 Candidate	N/A	Vail, AZ	Failure to Disclose Conviction for DUI in when previously licensed with Department; DUI, a misdemeanor	CO - 2yr PL/PM
Ramsay, Joshua	SA660090000 Candidate	N/A	Mesa, AZ	Conviction for DUI , Disorderly Conduct	CO 2 yr. PL/PM
Reyes, Sarah	BR112903000	Core Real Estate Management LLC	Phoenix, AZ	Property Management violations; Trust Account Irregularities	CO - \$4K CP (Jointly & Severally); 2 yr. PL; 18 hours in classroom ED; submit monthly Trust Account Reconciliations & affidavit to Department
Rivera, Jose R	SA624430000	Uptown Realty	Phoenix, AZ	Conviction for mail fraud, a felony	Order of Summary Suspension
Rodriguez Perez, Byron Alam	SA664164000 Candidate	N/A	Tempe, AZ	Conviction for excessive speeding, a misdemeanor, Extreme DUI, a misdemeanor, Ignition Interlock Device violation, a misdemeanor	CO - 2yr PL/PM,
Rodriguez, Carlos	SA559664000	Roca Real Estate	Tucson, AZ	Late Disclosure DUI conviction issued	ASA - \$400 CP
Rosano, Taylor Chanel	SA661374000 Candidate	N/A	Peoria, AZ	Conviction for Battery of current or former significant other, Assault, cause fear of physical injury, class 2 misdemeanor Liquor to Minor and failure to appear	CO - 2yr PL/PM
Ruiz, Eleazar	SA648967000	GFSG LLC	Tempe, AZ	Late Disclosure of misdemeanor Aggravated DUI	ASA \$750 CP; 6 hrs. in classroom ED
Ruiz, Laura Lee	SA661854000 Candidate	N/A	Prescott, AZ	Conviction for Shoplifting, Criminal Damage and Endangerment	CO - 2yr PL/PM
Sales and New Development, LLC	Unlicensed	N/A	Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order)
Sales and New Development, LLC	Unlicensed		Bullhead City, AZ	Subdivision Violation	Order to Vacate Consent Order Containing Cease and Desist Order
San Migel, Sophia R	SA651657000	West USA Realty	Phoenix, AZ	Late Disclosure for Conviction of Assault, a class one misdemeanor	ASA - \$750 CP

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Savittieri, Franco C.	SA66220400 0 Candidate	N/A	Phoenix, AZ	Conviction for Possession of Drug Paraphernalia, Felony ; Theft, Felony	CO - 2yr PL/PM
Shaw, Mary Ann	SA63173200 0	All Season Home Services	Tucson, AZ	Trust Account Irregularities	CFO - License Revoked after hearing
Slevin, Brandon James	SA66239300 0 Candidate	N/A	Phoenix, AZ	DUI conviction, a misdemeanor, Disorderly Conduct - Disturbance, a misdemeanor, DUI, a misdemeanor	CO - 2yr PL/PM
SLR Group	LC62859000 0		Phoenix, AZ	Trust Account Irregularities; Property Management irregularities; Violation of Rules & Regulations; incomplete records; comingling of funds	CO - 10K CP (Jointly & Severally) 2yr PL; trust account reconciliations; do not participate in Property Management; Office Signage Compliance; C&D vacated.
Smith, Deborah Ann	SA51849700 0 Candidate for Broker's license		Cottonwood, AZ	Late Disclosure for DUI and Disorderly Conduct per Domestic Violence	CO - \$750 CP; 2 yr. PL/PM
Smith, Kathleen	BR01643000 0	Daniel B. Smith & Associates	Gilbert, AZ	Trust Account Irregularities; Property Management violations; Failure to Supervise; Failure to Maintain Complete records; Failure to Produce Records	CO- 2 year PL; CP \$5K, 12 hrs. in classroom ED; \$30K Surety Bond; submit monthly Trust Account Reconciliations
Snyder, Joshua "Josh" P.	SA64904500 0	N/A	Scottsdale, AZ	Late Disclosure for Disorderly Conduct - Fighting, prior misdemeanor convictions	CO - \$1CP; 2yr PL/PM; Notarized quarterly affidavits; 6 hrs. in classroom ED
Snyder, Samantha	SA66248700 0 Candidate	N/A	Tempe, AZ	Conviction for Shoplifting	CO - 2yr PL/PM
SRL Group	LC62859000 0	N/a	Phoenix, AZ	Trust Account Irregularities	C&D
Suarez, Alexis	SA63375900 0	N/A	Scottsdale, AZ	Late Disclosure of Conviction for Consuming Liquor in Public	ASA - \$750 CP
Suazo, Gustavo	SA56123500 0 Candidate	N/A	Tucson, AZ	Conviction for Interfering with Judicial Procedure, (violation of No Contact Order); Disorderly Conduct, Domestic Violence	CO - 2 yr. PL/PM
Sulce, Makeda	SA57391500 0 Candidate	N/A	Phoenix, AZ	Denied Real Estate License by CFO as a result of Conviction, using false Identification; Conviction for DUI, misdemeanor	CO - 2yr PL/PM
Summerlin Holbrooks, Ragna Janelle	SA65332000 0 Candidate	N/A	Kingman, AZ	Conviction for Attempted Theft, Felony	CO - 2yr PL/PM

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
Tellef, Lisa	BR110629000	Molly Bridgeman Realty, Inc.	Glendale, AZ	Trust Account Irregularities; Property Management Violations; Failure to account & remit; Commingling; Failure to Supervise; Failure to Maintain Complete records; Failure to Produce Records; Negligence; Incompetence; Unlicensed activity; False application.	C&D and Notice of Right to Request Hearing
Terry, Foy A	SA553533000 Candidate	N/A	Phoenix, AZ	Convictions for Disorderly Conduct (domestic violence), class 1 misdemeanor, misdemeanor aggravated assault (peace officer)	CO - 2yr PL/PM
Thomason, Jamie	SA654294000	Desert Reflections Realty	Prescott, AZ	Conviction for DUI	CO 2 year PL/PM Group Counseling
Tipton, James Holt	SA54797600	The Hogan Group	Scottsdale, AZ	Late disclosure of conviction for DUI, misdemeanor; conviction for underage drinking, a misdemeanor	ASA \$750 CP, 6 hours continuing education
Trenholm, Rodney	SA520741000	Parris & Parris Realty	Gilbert, AZ	Late Disclosure for conviction of DUI, a misdemeanor, prior DUI conviction	CO - 2yr PL/PM;
Tribble, Dennis	BR004057000	Redstone Properties	Sedona, AZ	Unlicensed Real Estate Activity (entity); Advertising Violation; Failure to supervise	CO - \$2K CP; Must obtain Valid Real Estate License for entity within 10 days of CO; 9 hrs. in classroom ED
Trussell, Kristen	BR533751000	Arizona Neighbors Realty	Chandler, AZ	Violation of Rules and Regs; failure to display license, maintain records for 5 years, backup electronic records and failure to produce records for inspection by the Commissioner.	ASA - \$1500 CP
Twito, Jeffrey Scott	BR014198000	Cassia Real Estate Services	Mesa, AZ	Trust Account shortage; failure to reconcile and maintain records; non-compliant PMA; false/misleading application.	CO - \$5K CP; 2yr PL/PM, 12 hrs. in classroom ED; \$30K Surety Bond; submit Monthly Trust Account reconciliations
US Investment Realty	LC579933000	N/A	Phoenix, AZ	Incomplete Records, Failure to Supervise	Consent Order
Valenti, Clara V	SA629801000	N/A	Queen Creek, AZ	Late Disclosure of Conviction for Driving with a suspended license	ASA - \$400 CP
Visionary Properties Property Management	LC645171000		Gilbert, AZ	Trust Account Irregularities; failure to protect clients interest; failure to maintain records; Property Management violations	CO \$9K CP (Jointly & Severally)
Vistoso Vacation Rentals	LC586326000	N/a	Oro Valley, AZ	Trust Account Irregularities	CFO - License Revoked after hearing

DISCIPLINARY ACTIONS CONTINUED

Name	License Number	Brokerage at time of violation	Location	Summary	Order
VSK Irrevocable Trust	Unlicensed		Bullhead City, AZ	Subdivision Violation	CO - Complete Application for Subdivision Disclosure Report (Public Report within 60 days of Order)
Wardell, Richard Brian	SA103491000	Homesmart, LLC	Scottsdale, AZ	Late Disclosure for conviction of Reckless Driving	ASA - \$750 CP
Watkins, Bryan J	BR545459000	LRA Real Estate Group	Tempe, AZ	Failure to Display Required Signage; failure to notify Department of off-site electronic storage	ASA - \$750 CP
Weinstein, Carl H	BR514521000	The CHW Group	Tucson, AZ	Unlicensed Real Estate Activity	CO - \$2K CP; PL/PM; 18 hrs (12 in classroom) ED
Weinstein, Rhonda	SA645053000	Keller, Williams	Scottsdale, AZ	Late Disclosure for DUI, class one misdemeanor	ASA - CP \$400
Wissinger, Nathaniel John	SA659079000 Candidate	N/A	Kingman, AZ	Conviction for Petit Larceny, a misdemeanor, Possession of Drug Paraphernalia, misdemeanor, DUI, class 1 misdemeanor, Contributing to the Delinquency of a Minor, class 1 misdemeanor	CO - 2yr PL/PM
Woodburn, Terrance	SA660930000 Candidate	N/A	Mesa, AZ	Violation of Rules and Regs; Other Jurisdiction Sanction	CO - 2yr PL/PM
Young, Jennifer Leanne	SA663055000 Candidate	N/A	Buckeye, AZ	Guilty Plea to Misdemeanor Assault and Battery - Dismissed ; Conviction for Disorderly Conduct	CO -2yr PL/PM
Yuzuik, Shane Lee	SA656157000	N/A	Glendale, AZ	Order of Summary Suspension	Finding of Fact; Conclusions of Law - License revoked immediately
Avenue 5 Residential LLC	Unlicensed		Phoenix, AZ	Unlicensed activity.	ASA \$1K CP

ADRE CALENDAR OF EVENTS

HOLIDAYS

Labor Day, Monday, September 5, 2016

ADVISORY BOARD MEETING

The next Real Estate Advisory Board meeting will be August 10, 2016
Commissioner's Conference Room
Arizona Department of Real Estate
2910 N. 44th Street, Phoenix, Arizona 85018

All members of the public are welcome to attend.

EDUCATION ADVISORY COMMITTEE

The next Education Advisory Committee meeting will be September 13, 2016
Commissioner's Conference Room
Arizona Department of Real Estate
2910 N. 44th Street, Phoenix, Arizona 85018

All members of the public are welcome to attend.

LEARN AND LUNCH

The next Learn and Lunch meeting will be September 15, 2016
Third Floor Training Room
Arizona Department of Real Estate
2910 N. 44th Street, Phoenix, Arizona 85018

Please pre-register through the ADRE Message Center on the home page at www.azre.gov



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ARIZONA DEPARTMENT OF REAL ESTATE
 2910 N. 44th St, Suite 100

LEADERSHIP IN ACTION AWARD IN THE CIVIL LITIGATION DIVISION

ADRE’S Assistant Attorney General Lynette Evans Recognized for Leadership

During 2015, the Attorney General Agency Unit experienced client-consolidations, new directors and numerous personnel changes, yet Unit Chief Counsel Lynette Evans skillfully kept the ship afloat. Lynette adjusted staffing and personally handled the most difficult and sensitive client issues while maintaining the highest standards of legal advice and representation. Under Lynette’s leadership, the Agency Unit successfully handled a variety of administrative, litigation, and advice matters for the multiple agencies her Unit represents.



The ADRE Mission

**The purpose of the Department is to protect the public interest through
 licensure and regulation of the real estate profession**

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The Periodic Bulletin from the
 Arizona Department of
 Real Estate

*An official publication of the
 State of Arizona*

DOUGLAS A. DUCEY
Governor

JUDY LOWE
Commissioner

Real Estate Advisory Board

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- Bill Gray, Vice - Chair
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- Charles Bowles
- Bill Gray
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