



# OKLAHOMA REAL ESTATE COMMISSION COMMENT

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NO. 2

## Emergency Rules—Broker Relationships Act To Become Effective November 1, 2000

**Special Notice: Please pay special attention to paragraphs (b) and (c) of this rule. It gives specific guidance regarding your relationship with the consumer under the new Broker Relationships Act that becomes effective November 1, 2000.**

Following are emergency rules that were adopted by the Commission and approved by the Governor. The rules have an effective date of November 1, 2000. These emergency rules will only remain in effect through the next legislative session. Permanent rules must be promulgated in 2001 to replace these emergency rules so that the rules can continue without interruption.

Underlined language indicates new language. Hyphenated out language indicates language that is being deleted. **KEEP THIS INFORMATION TO SUPPLEMENT YOUR LICENSE CODE AND RULES UNTIL YOU OBTAIN AN UPDATED COPY.** If you have any questions about the emergency rules, please contact the Commission.

### CHAPTER 10. RULES AND REGULATIONS SUBCHAPTER 15. DISCLOSURES

#### **605:10-15-2. ~~Brokerage relationship disclosure;~~ Broker Relationships Act to become effective November 1, 2000**

~~(a) After July 1, 1990, in every real estate sales transaction involving a licensee, the licensee must clearly dis-~~

~~close to the buyer and seller the brokerage relationship(s). The disclosure must be made prior to the buyer and seller entering into a binding agreement with each other; and when a binding agreement is signed, the prior brokerage disclosure must be confirmed in a separate provision, incorporated in or attached to that agreement.~~

~~(b) The licensee's conduct in the real estate transaction shall be in conformity with the disclosure made. The payment of compensation or the obligation to pay compensation to a broker is not necessarily determinative of a particular brokerage relationship.~~

~~(c)~~ **(a) Broker Relationships Act effective November 1, 2000.** A new law, Title 59, O. S., Sections 858-351 through 858-363 of the License Code, becomes effective on November 1, 2000, which law shall be referred to as the Broker Relationships Act.

**(1) Brokerage service agreement defined.** The term "brokerage service agreement" shall mean an oral or written agreement to provide brokerage services entered into by a real estate broker and a person who is a party to a real estate transaction and shall include, but not be limited to, listing agreements, buyer broker agreements and property management agreements.

**(2) Validity of a brokerage service agreement existing before and on November 1, 2000.** A brokerage service agreement entered into prior to

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**The Oklahoma Real Estate  
Commission Comment**

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Address all communications to the  
Commission Office

"Use your zip code and ours  
when you write to us"

**DISCIPLINARY ACTIONS  
AS OF SEPTEMBER 26, 2000**

**SUSPENSIONS**

**DON RAY WILLOBY**—#122835.  
Under case #C-98-11, on March 24,  
1999, the Commission Ordered  
respondent formally reprimanded and  
ordered to complete 3-hrs additional  
continuing education on "Ethics and  
Standards." **License suspended April  
27, 2000:** respondent failed to com-  
plete the 3-hrs of continuing educa-  
tion. Respondent violated Title 59  
O.S. 858-312, Subsections 8 and 9;  
and Rule 605:10-17-4(12). His con-  
duct was improper and demonstrated  
bad faith or incompetency.

**LEROY ELROD** #039048—Tulsa.  
Under case #C-93-106, on August 10,  
1994, the Commission Ordered  
respondent's license suspended for a  
period of one (1) year. **License sus-  
pended effective September 21,  
2000.** Violations: Title 59 O.S. §8580-  
312, subsections 7, 8, 14 and 21; Rules  
605:10-1-2, 605:10-17-4. Respondent  
paid commission to non-licensed per-  
son, his conduct was considered  
untrustworthy and improper, he oper-  
ated as a licensee while his license was  
inactive, he allowed use of his broker's  
license by others, and he paid a com-  
mission for services performed in vio-  
lation of the license law.

*Continued on page 8*

**CHAIRMAN'S  
CORNER**



*Martin Van Meter  
Chairman*

It's a pleasure to have the opportunity to serve on the Commission, it is too bad all licensees do not have the same opportunity. Each meeting is a learning and humbling experience. As a reminder, you can receive three hours of continuing education credit for attending a Commission meeting. If you are interested, please contact the Education Department for details.

Several things are going on at the Commission that you should know about:

- November 1, 2000 is the drop dead date for the new Broker Relationships Act to go into effect.
- The Standardized Contracts Committee is trying to meet with the Oklahoma Bar Association's Real Property Committee to get their input. This should happen late this month.
- The Education Advisory Committee will make a report at the November meeting. It looks as if they will recommend some educational hour changes.
- The Commission is trying to take a look at the future and what the industry issues are that will effect us in Oklahoma. At the last meeting the Commission discussed forming an Affinity Marketing Study group to take a close look at this issue in Oklahoma. The study group will need volunteers. If you are interested please email the Commission, attention Lynetta Roberts. If there are issues that you think should be reviewed let us know what they are.

The last thing is that it takes money to keep the Commission running, to include staying up with technology, i.e., new computers, software and maintaining a website. The Commission does not receive any funding from the state, it is a self supporting agency that even gives part of its funds back to the state's general fund. A license fee and/or examination fee increase is anticipated next year.

By working together we can make Oklahoma a great "real estate" state.

Sincerely,  
Martin Van Meter  
Chairman

**CHAIRMAN AND VICE CHAIRMAN ELECTED**

The Commission, at their regularly scheduled meeting on August 9, 2000, elected officers to serve for fiscal year 2001. Elected as Chairman was Martin VanMeter, broker member from Durant and broker-owner of Van Meter Realty. Elected as Vice Chairman was Bud Engstrom, education member from Tulsa and director of the Tulsa Real Estate Academy. Congratulations, gentlemen.

# Questions That Have Been Asked in Relation to the New Broker Relationships Act

## Advertising by Associates Under the New Law

The following is a question that was received regarding advertising by an associate under the new Broker Relationships Act.

**Q.** The broker I am licensed with has decided that his firm will offer only Transaction Broker services. I am a provisional sales associate and I want to have new business cards printed up. If I include my broker's firm name, can my business card state: Jane Doe, Transaction Broker.

**A.** No. The terms "Transaction Broker" and "Single-party Broker" are used to describe a service similar to the terms of "Listing Broker" and "Buyer Broker." Using these terms in a manner that could be interpreted as the type of license the individual holds could be construed as misrepresentation.

An example that could be used is:

XYZ REALTY  
1111 South 4th Street  
Somewhere, Oklahoma 12345-678

Transaction Brokerage Services  
Jane Doe (405) 370-0000  
Licensee or Provisional  
Sales Associate Email: xxxxxxxx

## Servicing both parties to a transaction as a single-party broker — Consent to change — Validity of original service agreement

**Q.** I have entered into a service agreement with a seller as a Single-party broker. An associate in our office has entered into a service agreement with a buyer as a Single-party broker. The associated associate's buyer is now interested in my listing which causes our agency to now work for the benefit of both parties; however, this is prohibited by the new law.

I understand that in this situation the agency must obtain the written consent from at least one party allowing the broker to change the broker's relationship from performing services as a single-party broker to perform-

ing services as a transaction broker. I also understand that the written consent must be included in the written broker agreement and contain all of the disclosures as stated in Section 858-355 (B) (3) (a) - (f.)

If one of the parties agrees to change their relationship with us to a transaction broker, and the transaction does not consummate, what is the status of the broker's relationship to the party who agreed to change their relationship with the associate to a transaction broker?

**A.** The answer to this question depends on the policy set by the broker. As you referenced in your question, this type of situation should have been addressed in the original single-party broker relationship service agreement. Section 858-355 (B) (3) (a) & (b) speaks directly to this situation requiring the broker to address what specific transactions might occur to cause the broker to change from a single-party broker to a transaction broker during the term of their relationship. The law however, does not address including information in the agreement that if the transaction (the one that caused the broker to change their relationship with one party to a transaction broker) does not consummate, the broker will revert back to a single-party broker and continue to service the party as a single-party broker throughout the term of the original service agreement. If this issue is not addressed in the single-party brokerage agreement and this becomes an issue, the parties and/or broker should seek legal advice.

## Servicing one party as a single-party broker and the other party as a transaction broker

**Q.** I am servicing both parties to the transaction - one as a single-party broker and the other as a transaction broker. Do I have to advise the parties of this situation?

**A.** Section 858-355 (B) (2) addresses this issue. As a single-party broker for one party and as a transaction broker for the other party, a broker shall disclose in writing to the party for whom the broker is providing services as a transaction broker, the difference between a transaction broker and a single-party broker, and that the broker is a single-party broker for the other party and performs services for the benefit of the other party in the transaction.

# Real Estate License Holders Must Be In Compliance with State Income Tax Laws

The Oklahoma Real Estate Commission has implemented requirements as set forth in Senate Bill 1040, signed by the Governor on June 5, 2000, which require an agency that issues a license, certificate, registration or permit, to provide the Tax Commission with information regarding registered or licensed individuals.

Beginning September 5, 2000, all original and reinstatement applicants will be required to sign a statement certifying that, to the best of their knowledge, they are in compliance with the income tax laws of the State of Oklahoma. If the applicant has not had to file a tax filing for the past three years, the applicant must state a reason. These forms will be forwarded to the Tax Commission on a monthly basis.

If the applicant is not in compliance with the income tax laws of Oklahoma, and is unable to sign the form, the applicant will be referred to the Tax Commission to work out a repayment arrangement. The Real Estate Commission can not proceed with license issuance until verification is received from the Tax Commission that an agreement has been reached between the parties.

License renewals will also be affected by the new law requirements. Beginning with the December 2000 renewals, when the Commission sends out advance renewal notices to licensees (which is approximately 90 days prior to expiration of the license) the Tax Commission will also be notified. The Tax Commission will com-

pare the renewals to their records to see if any matches are found indicating that an individual is not in compliance with the tax laws. The Tax Commission will notify the Real Estate Commission of individuals not in compliance and a hold will be placed on their license renewal. The Tax Commission will send the licensee a notice advising them that they can **not** renew their real estate license until they have entered into a repayment arrangement. After a hold has been placed on a license renewal, the Commission will require evidence verifying that the Tax Commission has authorized release of the tax hold.

Please be advised that if a licensee is not in compliance with the tax laws of Oklahoma, their license renewal could be affected which could cause the license to lapse. The Real Estate Commission's statutes and rules have not changed in relation to late penalty and reinstatement fees. If a licensee is working on a repayment arrangement with the Tax Commission after being notified of their license renewal, they should proceed to send the Real Estate Commission all necessary documents and fees so that their license can be renewed on time. If such is received after their license expiration date, the license will lapse and appropriate reinstatement forms and fees will be required.

The new law can be found in Title 68, O. S., Section 238.1 and was effective July 1, 2000.

## **Emergency Rules** *continued from page 1*

November 1, 2000, shall remain in full force and effect until the agreement expires or is otherwise terminated by the parties to the agreement.

(3) **Addendum or attachment to a brokerage service agreement existing before and on November 1, 2000.** If a brokerage service agreement is entered into prior to November 1, 2000, it may contain an addendum or other attachment that allows the parties on or after November 1, 2000 to change their relationship with the real estate broker to those types of relationships permitted under the Broker Relationships Act. Such addendum or attachment must contain all relevant disclosures, consents and other requirements mandated by the Broker Relationships Act.

(4) **Real estate broker determines relationships under the Broker Relationships Act.** Under Title 59, O.S., Section 858-355, the relationship(s) with any party or parties to any transaction shall be deter-

mined by the real estate broker only and not by the associated broker associates, sales associates or provisional sales associates.

**(b) Delivery of a contract to broker after acceptance of a contract between the parties.** A single-party broker is authorized to accept delivery of a contract between the parties to a transaction on behalf of the party for whom the broker is performing single-party brokerage services. A transaction broker is not authorized to accept delivery of a contract between the parties to a transaction on behalf of the party for whom the broker is performing transaction brokerage services unless the contract between the parties authorizes such and the transaction broker agrees to accept delivery in writing.

**(c) Transaction broker may make a suggestion regarding value.** A transaction broker may provide market information and data which may indicate value and may make a suggestion regarding value, but shall not be an advocate for either party.

# LEAD-BASED PAINT RENOVATION RULE

Since June 1, 1999, all persons who perform renovations on housing built before 1978 must provide owners and occupants with a lead information pamphlet prepared by the federal government and obtain a signed statement from the occupant indicating receipt of the pamphlet. Although the rule applies primarily to remodeling contractors, **multi-family owners and property maintenance firms are covered by the rule when repair activities are performed.**

Renovation is defined as any activity that results in the disturbance of more than two square-feet of paint per building component including removal of large structures such as walls, ceiling, large surface replastering, and window replacement. Also included are surface preparation activities such as sanding, scraping, or other activities that generate lead paint dust. Lead abatement projects are not covered by the rule.

Excluded activities include:

- Emergency renovation activities that are necessitated by non-routine failure of equipment, that were not planned, but resulted from a sudden unexpected event, and that if not attended to, presents a safety or health hazard or threatens equipment or property with significant damage.
- Renovations in housing built before 1978 where there is written determination made by a certified inspector that there is no lead-based paint in the area undergoing renovation.

To assist licensees in complying with this federal regulation, the Commission has excerpted specific Parts of the rule that apply to the required disclosure requirements. If you are involved with managing properties that were built prior to 1978 and they are being renovated, please read this rule as it applies to such lead-based paint structures.

The Commission suggests that you obtain a copy of this regulation. It appears in 40CFR Part 745 Subpart E-Residential Property Renovation. You may be able to access this regulation on the federal internet site which can be found at [www.hud.gov/lea/leahome.html](http://www.hud.gov/lea/leahome.html).

Part 745.85 outlines the information distribution requirements. Printed is the actual language for your convenience. This language outlines requirements for any person who performs renovations on housing built before 1978 that involve lead-based paint:

## **745.85 Information distribution requirements.**

(a) **Renovations in dwelling units.** No more than 60 days before beginning renovation activities in any residential dwelling unit of target housing, the renovator shall:

- (1) Provide the owner of the unit with the pamphlet, and comply with one of the following:
  - (i) Obtain, from the owner, a written acknowledgment that the owner has received the pamphlet.

- (ii) Obtain a certificate of mailing at least 7 days prior to the renovation.

- (2) In addition to the requirements in paragraph (a) (1) of this section, if the owner does not occupy the dwelling unit, provide an adult occupant of the unit with the pamphlet, and comply with one of the following:

- (i) Obtain, from the adult occupant, a written acknowledgment that the occupant has received the pamphlet; or certify in writing that a pamphlet has been delivered to the dwelling and that the renovator has been unsuccessful in obtaining a written acknowledgment from an adult occupant. Such certification must include the address of the unit undergoing renovation, the date and method of delivery of the pamphlet, names of the persons delivering the pamphlet, reason for lack of acknowledgment (e.g., occupant refuses to sign, no adult occupant available), the signature of the renovator, and the date of signature.

- (ii) Obtain a certificate of mailing at least 7 days prior to the renovation.

- (b) **Renovation in common areas.** No more than 60 days before beginning renovation activities in common areas of multi-family housing, the renovator shall:

- (1) Provide the owner with the pamphlet, and comply with one of the following:
      - (i) Obtain, from the owner, a written acknowledgment that the owner has received the pamphlet.
      - (ii) Obtain a certificate of mailing at least 7 days prior to the renovation.

- (2) Notify in writing, or ensure written notification of, each unit of the multifamily housing and make the pamphlet available upon request prior to the start of renovation. Such notification shall be accomplished by distributing written notice to each affected unit. The notice shall describe the general nature and locations of the planned renovation activities; the expected starting and ending dates; and a statement of how the occupant can obtain the pamphlet, at no charge, from the renovator.

- (3) Prepare, sign, and date a statement describing the steps performed to notify all occupants of the intended renovation activities and to provide the pamphlet.

- (4) If the scope, locations, or expected starting and ending dates of the planned renovation activities change after the initial notification, the renovator shall provide further written notification to the owners and occupants providing revised information on the ongoing or planned activities. This subsequent notification must be provided before the

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*Continued on page 7*

# COMMISSION'S WEBSITE IS ONLINE

The Commission's website can be found at  
[www.state.ok.us/~orec/](http://www.state.ok.us/~orec/)

In order to view the Commission's site correctly, you may need to have Java enabled and Adobe Acrobat to read the pdf files. If you have problems viewing our site, please talk with your service provider.

The site has been divided into five (5) sections:

1. **Agency Information** contains information about: our Mission statement; names and terms of Commissioners; Commission meeting dates; Departmental functions and departmental email addresses; Fee schedule; Links to related entities; and Frequently asked questions.
2. **Examination, Licensing and Forms** contains information about: Various license types and education requirements; Examination instructions, Examination availability and License process; and Applicable forms for the examination and minor license transactions.
3. **Educational Entities** contains information about: the Approved prelicense, postlicense and continuing education entities; List of qualified required and elective subject matter; Entity approval process and application forms for courses, instructors and facilities; Individual requests form for continuing education credit; and Entity CE Attendance Roster.
4. **Industry Forms, Newsletter and Publications** contains the: Residential Property Condition Disclosure Act and forms; Past issues of the "Commission Comment"; Important news releases; and Publications. (Broker Relationships Act, Material developed by Bruce Aydt in relation to brokerage relationships, "Doing Business the New Way" and Sample brokerage policies, Buying and Selling a House, Landlord and Tenant, License Code and Rules, and Self-Service Storage Facility Act).
5. **Licensable Activities and Complaint Process** contains information about: Licensed and Unlicensed Activities; the Complaint process and a Copy of the Inspection Form used in connection with the Office Assistance Program.

The lower half of our webpage contains information on the following:

- **Listing of licensees—Soon to be Available**—There will be two listings. One listing will contain a list of all active and inactive licensees, both resident and nonresident. The licensee's name, license type, license number, license expiration date and city and state will display.

The other listing will allow a person to locate an active broker in a particular city. This listing will contain the broker's name, license type, address, telephone number, and all associated associates.

It is our hope to update these listings monthly after processing our lapsed notices. It is possible that changes occurring between this time will not be reflected until the next update period.

- **Map to our office**—We receive many calls inquiring how to locate our office. We attempted to locate a map that showed all major highways surrounding our office. As you can see I-40 is covered by lettering.
- **Dates the Commission Office is Closed Due to State Holidays**—This is particularly helpful for examination applicants and those desiring to travel to the Commission from out-of-town.
- **Commission's Address, Business Office Hours and E-mail Address for General Inquiries.**

**Disclaimer:** The Commission is attempting to make this website as interactive as possible. At this time, a limited number of licensing forms will appear due to the complexity of licensing options. Until we are able to combine forms for each license option, i.e., Proprietor Broker, Corporation, Managing Broker for a Corporation, etc. these forms will not appear. All of these transactions require interaction with staff so as to insure that you receive all necessary forms so that the transaction can be effectively accomplished.

Please forward your suggestions or corrections to our website to [anne.woody@orec.state.ok.us](mailto:anne.woody@orec.state.ok.us). Enjoy.

## Lead-Based Paint *continued from page 5*

renovator initiates work beyond that which was described in the original notice.

- (c) **Written acknowledgment.** Sample language for such acknowledgements is provided in 745.88. The written acknowledgements shall:
- (1) Include a statement recording the owner or occupant's name and acknowledging receipt of the pamphlet prior to the start of renovation, the address of the unit undergoing renovation, the signature of the owner or occupant as applicable, and the date of signature.
  - (2) Be either a separate sheet or part of any written contract or service agreement for the renovation.
  - (3) Be written in the same language as the text of the contract or agreement for the renovation or, in the case of non-owner occupied target housing, in the same language as the lease or rental agreement or the pamphlet.

### 745.86 Record keeping requirements.

(a) Renovators shall retain and, if requested, make available to EPA all records necessary to demonstrate compliance with this subpart for a period of 3 years following completion of the renovation activities in target housing. This 3-year retention requirement does not supersede longer obligations required by other provisions for retaining the same documentation, including any applicable State or Tribal laws or regulations.

(b) Records that must be retained pursuant to paragraph (a) of this section shall include (where applicable):

- (1) Reports certifying that a determination had been made by an inspector (certified pursuant to either Federal regulations at 745.226 or an EPA-authorized State or Tribal certification program) that lead-based paint is not present in the area affected by the renovation, as described in 745.82.
- (2) Signed and dated acknowledgments of receipt as described in 745.85.
- (3) Certifications of attempted delivery as described in 745.85.
- (4) Certificates of mailing as described in 745.85.
- (5) Records of notification activities performed regarding common area renovations, as described in 745.85.

Note: The pamphlet as referenced in this rule is entitled "Protect Your Family From Lead in Your Home."

### 745.88 Acknowledgment and certification statements.

- (a)(1) **Acknowledgment statement.** As required under 745.85 (c) (1), acknowledgments shall include a statement of receipt of the pamphlet prior to the start of renovation, the address of the unit undergoing renovation, the signature of the owner or occupant as applicable, and the date of signature.

- (2) **Sample acknowledgment language.** The following is a sample of language that could be used for such acknowledgments:

I have received a copy of the pamphlet, Protect Your Family From Lead In Your Home, informing me of the potential risk of lead hazard exposure from renovation activity to be performed in my dwelling unit. I received this pamphlet before the work began.

Printed Name and Signature of Owner or Occupant  
Date  
Unit Address

- (b)(1) **Certification of attempted delivery.** When an occupant is unavailable for signature or refuses to sign the acknowledgment of receipt of the pamphlet, the renovator is permitted to certify delivery for each instance. The certification shall include the address of the unit undergoing renovation, the date and method of delivery of the pamphlet, names of the persons delivering the pamphlet, reason for lack of acknowledgment (e.g., occupant refuses to sign, no adult occupant available), the signature of the renovator, and the date of signature.

- (2) **Sample certification language.** The following is a sample of language that could be used under those circumstances:

- (i) **Unavailable for signature.**

I certify that I have made a good faith effort to deliver the pamphlet, Protect Your Family From Lead In Your Home, to the unit listed below at the dates and times indicated, and that the occupant refused to sign the acknowledgment. I further certify that I have left a copy of the pamphlet at the unit with the occupant.

Printed name and Signature of Owner or Occupant  
Date  
Unit Address  
Attempted delivery Dates and Times

- (ii) **Refusal to sign.**

I certify that I have made a good faith effort to deliver the pamphlet, Protect Your Family From Lead In Your Home, to the unit listed below, and that the occupant was unavailable to sign the acknowledgment. I further certify that I have left a copy of the pamphlet at the unit by sliding it under the door.

Printed Name and Signature of Person Leaving Pamphlet  
Date  
Unit Address  
Attempted delivery Dates and Times

If you have questions, regarding this rule, you could contact Jeff Robinson with the Environmental Protection Agency at (214) 665-7577 or 1 (800) 887-6063 and ask for lead-based paint information.

BULK RATE  
U.S. POSTAGE  
PAID  
Permit No. 432  
Oklahoma City,  
Oklahoma

## **IMPORTANT**

### **Record of Continuing Education Hours**

**NOTE: If you are a Provisional Sales Associate**, the CE requirement does not apply to you, because you are required to complete a Commission approved 45 clock hour post-licensing course prior to the expiration date of your license. Further, if you have converted your license to a sales associate license from a provisional sales associate license and are still in your first license term, you still do not have a continuing education requirement until your second license term.

The continuing education requirement for renewal is 9 clock hours of required subject matter and 12 clock hours of elective subject matter. **The address label above contains information regarding the number of hours we have recorded for you in each category—\*\*“R” denotes required hours and \*\*“E” denotes elective hours. The center date reflects the expiration date of your current license term.**

If your license is on an **inactive status**, it is possible that these hours may only be applied toward activation of your license.

\* This label only reflects hours which were posted to your record prior to the label being extracted, which occurred approximately 30 days prior to the current date.

### **Disciplinary Actions** *continued from page 2*

#### **REVOCATIONS**

**DUY ANH (David) NGUYEN** #105189-B—OKC/Ft. Smith ARK.

**BE V. (Ben) NGUYEN** #049339—OKC. Under case #C-98-58, **Commission Ordered revocation of license effective September 11, 2000**. Violations: Title 59 O.S. §858-312, Subsections 2, 8 and 9; and Rule 605:10-17-4(12). Respondents signed affidavits stating that the subject property was free and clear of all liens of every nature, when in fact they owed money on said property.

**NORMA CHRISTINE (COYLE) McDONALD** #120833—Tulsa. DHS Ordered license Revoked for non-payment of child support. **Revocation effective JULY 11, 2000, under case #D-2000-01.**

**DREXEL BERGSTROM** #086853—Bethany. Under Case #C-98-57, the Commission **Ordered revocation of license effective May 15, 2000**. Violations: Title 59 O.S. §858-312, Subsection 9; and Rules 605:10-9-2(2)(a) and 605:10-17-4(9). Licensee failed to erect and maintain a sign on or about the entrance of her office and she failed, upon

**demand** in writing, (at a preliminary hearing and at a formal hearing) to provide the Commission with records of her real estate trust account.

**LARRY G. PREWITT, JR.** #134055—Lawton. DHS Ordered license Revoked for non-payment of child support. **Revocation effective April 13, 1999** under case #D-99-01.

#### **REVOCATIONS—Education and Recovery Fund Pay Outs**

**JOYCE EDGMON-McKINNEY** #103610—Norman. Under case #ER-97-01 **license Revoked May 24, 1999** for payment of \$3,736.80 from the Education & Recovery Fund.

**BOBBY HELEM, Jr.** #084823—OKC. Under case #ER-2000-02 license **Revoked September 13, 2000** for payment of **\$3,295** from the Education & Recovery Fund. (License Revoked 10-21-98 by DHS for non-payment of child support; license revoked July, 1999 under complaint case #C-98-38).

**WILLIAM A. LANDERS** #001022—OKC. Under case #ER-2000-01 **license Revoked September 26, 2000** for payment of **\$15,000** from the Education & Recovery Fund.

This publication, printed by The University of Oklahoma Printing Services, is issued by the Oklahoma Real Estate Commission as authorized by Norris Price, Executive Director. 22,000 copies have been prepared and distributed at no cost to the taxpayers of the State of Oklahoma. The entire cost of preparing this publication has been borne by the Real Estate Licensees through their Education and Recovery Fund Fees. Copies have been deposited with the Publications Clearinghouse of the Oklahoma Department of Libraries.