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OKLAHOMA
Real Estate Commission



Senate Bill 927 Real Estate License Code Update

Senate Bill 927 provides a comprehensive update to the Real Estate License Code, which has not seen substantial updates since 2008. The goal of this legislation is to simplify, clarify, and improve real estate definitions and requirements, while providing additional authority to regulate unlicensed and non-resident activity that is harming consumers and taking market share away from Oklahoma real estate professionals. On March 23rd, the Senate voted 40-1 in favor of passing this legislation. The Real Estate Commission is grateful to Senator Adam Pugh and Representative Mike Osburn for sponsoring this legislation and helping the real estate industry make necessary improvements. You can review some of the proposed changes in SB 927 below:

- Simplifying and updating the definition of broker to promote easier understanding for consumers, licensees, and attorneys who have struggled to understand the boundaries of what real estate activity requires a license.

- Adds a definition for “publicly market” to clarify and expand what wholesaling activity requires a real estate license.

- Adds cease and desist authority for the Real Estate Commission to improve regulation of unlicensed real estate activity & severe violations of the real estate license code by nonresidents and unlicensed individuals and entities.

- Closing a loophole used by some out of state companies who are not licensed in Oklahoma

- Modified the definition of “transaction” to require applicants for a broker license to have completed/closed real estate transactions in order to become eligible for broker license.

- Adds authority for the Commission to contract with debt collectors to obtain unpaid administrative fines

- Added clarification that an applicant must possess 2 years of active experience in the past five years when qualifying for a sales associate or broker license

COMMISSION COMMENT

April 2023

(Continued on page 3)

MEET YOUR 2023 CHAIR



Susan Beach, Chair

In the Real Estate Industry since 1996, Susan Beach has served as the Vice President and General Manager of Keller Williams Realty Advantage since July of 1998. Susan served on many committees over the years for the Greater Tulsa Association of Realtors and as a Board member and Incoming President until 2013 when she was elected President of GTAR. She also served on the Board of Directors for the Northeast Oklahoma Real Estate Systems Board. She was President elect for this Board in 2017 and President in 2018.

Susan was the Chair of the Greater Tulsa Association of Realtors Foundation for 2016 and 2017. She also served as a National Association of Realtors Director from 2019 through 2020.

Susan leads three offices with a total of 504 associates and 15 staff including a leadership team of 5 individuals who support her in her role.

MARK YOUR CALENDARS

Commission Meeting

JUNE

				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	

June 14th at 9:30 AM at the
Oklahoma Real Estate Commission Office

01 SB1691

02 MEET YOUR CHAIR

03 DIRECTOR'S CUT

04 MEET YOUR
COMMISSIONERS

05 COMMISSION
UPDATES

06 COMPLIANCE

07 DISCIPLINARY
ACTIONS

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- Clarifies that disclosures of familial relationships, beneficial interests, and status as a licensed real estate professional must be made in writing by a real estate licensee.
- Added a violation for soliciting, selling, or offering for sale real property by deceptive practice
- Added violation for incompetence in a transaction that injures the public
- Increases the prohibition from reapplying for licensure after revocation from 3 years to 5 years
- Added confidentiality protection
- for financial and private information that may be collected as part of the Commission's auditing of a brokerage or school
- Increases the penalties for any unlicensed person or business entity who operates in Oklahoma without a license.
- Prohibits all licensed real estate professionals and business entities from placing a lien on private property for the purpose of collecting or coercing payment (does not apply to judgment liens granted in a court of law).
- Added authority for the Commission to spend education and recovery fund money on additional education projects and resources, to fund our public registry, regular Commission newsletters to licensed professionals, and funding of education courses for licensees and the general public.



Director's Cut with Grant Cody

As we progress into this 2023 year, I am honored to highlight some of the Commission's key take-aways in 2022 and excited to review what we're working on in 2023.

In the summer of 2022, OREC became one of the first agencies in Oklahoma to implement text message license renewal reminders in addition to email notifications and calls from our staff. Despite implementing new technology and making wholesale changes to operations and resources, the Commission increased cash reserves to over 3 million



dollars. OREC became the first licensing board in Oklahoma to create an online video library that will continue to publish new content addressing compliance tips, education, trending topics, frequently asked licensing questions, and online portal guides.

In 2023, OREC staff continues to offer same day service for all completed applications, renewals, and license requests. I strongly recommend your brokerage takes advantage of our Investigations Department offerings. Since July, Commission Investigators visited over 80 offices to offer continuing education, tips, best practices, as well as courtesy compliance reviews to help correct common issues. No disciplinary action has been taken from these visits – our goal is solely to provide education and assistance to you so that your business can thrive in compliance with state law and best practices.

Coming this Summer, OREC is publishing a new mobile application for your phone to provide you with easy access to helpful resources, our public registry, and an interactive code and rule book. The interactive code and rule book will enable you to perform keyword searches, bookmarks, copy/paste to text messages, highlighting, and other tools. Additionally, the Commission will begin livestreaming Commission meetings and other events later this Spring. OREC staff is working hard to make sure you can join all Commission meetings from your computer or mobile device and earn continuing education credit.

I look forward to sharing more with you in our next newsletter this Summer. If you have any feedback or requests for our office, please e-mail help@orec.ok.gov.

MEET YOUR 2023 COMMISSIONERS

Oversight of the Oklahoma Real Estate Commission is provided by seven commissioners (the Commission) appointed by the Governor with the advice and consent of the Senate. Five members are licensed real estate brokers with at least five years active experience, one member is a lay person, and one is a representative of an approved Oklahoma real estate school. Each serves a term of four years.



Susan Beach
Chair
Tulsa, OK



Mary Terry
Vice Chair
Ada, OK



Rodger Erker
Commissioner
Tulsa, OK



Dr. David Chapman
Commissioner
Edmond, OK



Charles "Mack" Barnes
Commissioner
Moore, OK



Zandrea Waldenville
Commissioner
Oklahoma City, OK



Larry DeWitt
Commissioner
Cherokee, OK

**Learn more about your
2023 Commissioners [here](#)**

COMING IN 2023

Code and Rule Mobile App

The Oklahoma Real Estate Commission will be rolling out a new Commission app available for download on all iPhone and Android phones later this summer.

The app will feature (1) a keyboard search of the Commission Code and Rule book for real estate professionals to quickly use on the go (2) our Public Registry for fast review of companies and individuals and (3) a complete list of all the Commission's educational resources and video library.

The Commission is one of the first licensing boards in the State to offer an application for licensees.

Livestreaming Meetings

The Commission plans to install new audio and visual equipment in order to livestream our future Commission meetings. Licensees will be able to view all Commission meetings from the convenience of their home and receive continuing education credit for full attendance. Be on the lookout for more news regarding livestreaming Commission meetings in the near future through our social media and newsletters.

Coffee with the Commission

The Commission will offer "Coffee with the Commission" sessions later this year. These meetings will provide an opportunity for licensees to have more general discussions with the Commission. The Commission will invite licensees and the public to attend a remote meeting on specified topics and conduct a general Q&A session. Please follow our social media accounts for more news on the first Coffee with the Commission session to be held later this year.

Application & Licensing Metrics

Below is a snapshot of some of the application and licensing metrics as of March 2023:

Average applications processed in a month

263

Average lapse rate

14%

Current licensee count:

Active individuals	18,406
Inactive individuals	3,839
<hr/> Total individuals licensed	<hr/> 22,245
Total brokerages licensed	3,281
<hr/> Total licenses combined	<hr/> 25,526

Secretary of State Registration Now Required for Trade Names

Beginning in January 2023, all trade names registered with the Oklahoma Real Estate Commission must also be registered and in good standing with the Oklahoma Secretary of State. Title 18 *Okl. Stat. § 1140* requires all business entities doing business in Oklahoma under any name other than its legal name to file a report with the Secretary of State setting forth any alternative names or d/b/a's under which the business is advertising or conducting business.

If your brokerage (including proprietorships) has trade names that are solely registered with the Oklahoma Real Estate Commission, we strongly recommend that you register your trade names with the Secretary of State immediately to secure the legal right to use that trade name. Trade name registration can be completed online through the [Secretary of State's website](#). For more information, please e-mail help@orec.ok.gov.

Compliance Tips – Disclosures vs. Disclaimers

What is the difference between a disclosure and a disclaimer?

A disclosure is a required written declaration based on actual knowledge of the seller regarding certain physical conditions of the property. A disclosure is NOT a warranty of any kind. Its purpose is to provide good faith notices and transparency intended to improve transaction liability and default.

A disclaimer is a required written declaration that a seller has never occupied the property AND makes no disclosures concerning the condition of the property AND has no actual knowledge of any defect.



When is a disclosure statement or a disclaimer statement needed from the seller?

A seller only has to provide a disclosure or disclaimer when they are selling:

- residential property improved with 1-2 dwelling units (no more no less)
- Examples: Single Family Home or Duplex

Disclosure and Disclaimer statements are not required for any other transaction.

If my transaction requires a disclosure or disclaimer, how do I know which one to use?

Use a disclaimer statement only if:

- 1) Seller has never occupied the property **AND**
- 2) Seller has no actual knowledge of any "defect"

If both of the above stipulations are not met then the seller must complete a disclosure statement for any residential transaction with 1-2 dwelling units.

What is a "defect"?

A condition, malfunction, or problem that would have a materially adverse effect on monetary value of property OR that impairs the health or safety of a future occupant

Examples of defects:

- 1) black mold – impairs health and safety
- 2) \$10,000 foundation report needed – material negative impact on monetary value of the property.

For more questions on disclosures vs. disclaimers, please e-mail help@orec.ok.gov.

COMMON VIOLATIONS & HOW TO AVOID THEM

#1 Performing licensable activity while your license or brokerage is in a Lapsed status

Numerous cases in 2022 involved an associate, brokerage, or broker who allowed their license to go into an Expired/Lapsed status and continued to perform real estate transactions after their expiration date. In order to reduce the number of expired/lapsed licensees, the Commission has implemented the following improvements: (1) regularly scheduled automated courtesy license renewal reminders via e-mail, (2) became the first licensing board to implement text message renewal reminders, and (3) offers courtesy renewal reminders via staff phone calls as time allows.

What can you do to prevent your license from lapsing? Try the following: (1) Login to your [License Portal](#) and set a reminder for yourself when your license expires, (2) Check your license information on the [Public Registry](#) at any time, (3) make sure your e-mail and phone number information are updated on the [License Portal](#). Ultimately, it is always the responsibility of the licensee to make sure their license is in good standing. If you have any questions about renewal requirements, please e-mail help@orec.ok.gov.

#2 Failing to disclose licensee status, a familial relationship, or a beneficial interest during the course of a transaction

A number of disciplinary cases involve a licensee failing to disclose their licensure status, a familial relationship to a party, or a beneficial interest during the course of a transaction. The Commission is working to roll out form disclosure documents for voluntary use at your convenience. Remember the following, always make disclosures in writing to protect yourself and all parties involved:

- 1) A licensee must disclose in writing to all parties on both sides of the transaction if they are going to: (1) accept or receive any fee, commission, salary, rebate or other compensation in connection with recommending, referring, or procuring any product or service (including financial services); and (2) if they own any interest in an entity providing products or services to sellers, buyers, homeowners or tenants.
- 2) When a licensee is providing brokerage services to a party in a transaction, you must disclose in writing any immediate family relationship you have to all parties in the transaction.

3) When a licensee is purchasing, selling, or leasing real estate the licensee is required to disclose in writing on all purchase and/or lease contracts that they are licensed. On all purchase or lease contracts the licensee is to include their license number.

#3 Failing to properly register a team name and failing to reference the brokerage in a team name advertisement

Before you hit submit on that social media post, please make sure your Broker has reviewed all team name advertisements and designs. A broker reference must be provided on all team name advertisements and the team name must be registered with the Commission prior to being used in any capacity. The Commission recommends all team names contain the words "team" or "group", so they are not misleading to the public. Without the designation of "team" or "group" a team name can be misconstrued as a team acting as its own firm.

Not sure if your team name is registered with the Commission? Simply search the team name on the [Public Registry](#) business search.

INVESTIGATIONS REVIEW AND UPDATE

The Investigations Department for the Oklahoma Real Estate Commission has expanded our services to brokerages by offering courtesy office inspections and continuing education offerings in order for brokerages to remain in better compliance with the Oklahoma Real Estate License Code and Rules. **Since July 2022, the Investigations Department has visited more than 80 brokerages for office inspections, compliance reviews and continuing education offerings.** Notably, no disciplinary cases have been initiated from these visits because the Investigations team wants to help brokerages correct issues on the spot without any further action. If you are interested in having a courtesy office inspection performed to offer guidance regarding compliance matters, please e-mail help@orec.ok.gov.

Are you looking for a career change and want to make a difference in Oklahoma real estate? Join the Commission!

We are seeking to add a Real Estate Investigator to our compliance team.

We offer state benefits, state holidays, at least 15 days of paid vacation a year, retirement account matching and so much more. [Click here to apply now!](#)



DISCIPLINARY ACTIONS

When evaluating possible disciplinary sanctions, the Oklahoma Real Estate Commission takes into account a number of factors including, but not limited to: cooperation, communication, severity of the violation, harm to the public/consumer/complainant, repeated offenses and action taken in response to receiving a complaint. If you have any questions regarding how to stay in compliance with our Licensing Code and Rules, please e-mail investigations@orec.ok.gov.

Name	Date	Violations	Sanctions
Karah Brown	Sept 14, 2022	Respondent Karah Brown violated Title 59, Okla. Stat. §§ 858-301, 858-312(8)-(9), and Okla. Admin. Code § 605:10-17-4(22) . Respondent engaged in conduct which constitutes untrustworthy, improper, fraudulent or dishonest dealings and disregarded or violated provisions of the Oklahoma Real Estate License Code or Rules by performing licensed activities outside her broker's supervision, as she knowingly operated a property management business outside of the agency in which she was licensed.	Respondent Karah Brown is ordered to pay an administrative fine totaling Five Thousand Dollars (\$5,000.00) and will have her licensed revoked immediately.
F&G Holdings, LLC		Respondent F&G Holdings, LLC violated Title 59, Okla. Stat. §§ 858-301, 858-312(8)-(9) , in that, the Respondent engaged in licensable real estate activities prior to obtaining the required real estate license by soliciting owners of properties for rent or lease and soliciting for prospective tenants within the State Oklahoma and received a commission or other valuable consideration from those transactions.	Respondent F&G Holdings, LLC is ordered to pay an administrative fine totaling Five Thousand Dollars (\$5,000.00).
Tucasa Realty, LLC		Respondent Tomas Barrientos violated Title 59, Okla. Stat. §§ 858-312 (8)-(9); Okla. Admin. Code §§ 605:10-17-4(12), 605:10-17-4(17) , in that, the Respondent failed to properly supervise the property management activities of an associate, as they allowed their sales associate to conduct property management business for others, including the managing broker, through an unlicensed and unregistered business entity.	Respondent Tomas Barrientos consents to the payment of an administrative fine totaling Four Thousand Dollars (\$4,000.00). Respondent Tucasa Realty, LLC is dismissed.
Tomas Barrientos	C-2021-289		

Name	Date	Violations	Sanctions
Erica Mataya C-2021-90	Sept 14, 2022	<p>Respondent Erica Mataya violated Title 59, Okla. Stat. §§ 858-312(2); 858-312(8)-(9), in that, Respondent Mataya conducted herself in a manner which was improper, fraudulent, or dishonest by unilaterally modifying a document without the knowledge and written approval of all parties to the transaction.</p> <p>Respondent Mataya additionally made a substantial misrepresentation in the conduct of business, which was intended to persuade the title company to pay funds to her client by unilaterally modifying a document without the knowledge and written approval of all parties to a transaction.</p> <p>Respondent Mataya attempted to obtain funds for her client by unilaterally modifying a document without the knowledge and written approval of all parties to the transaction.</p>	Respondent Erica Mataya is ordered to pay an administrative fine totaling Five Thousand Dollars (\$5,000.00) and must re-take the 45-hour post-license course.
Demetrice Clayton C-2021-158	Dec 14, 2022	Respondent Demetrice Clayton violated Title 59, Okla. Stat. §§ 858-312(2), 858-312(8) and Okla. Admin Code §§ 605:10-17-4 (12), 605:10-17-4 (17) , in that, Respondent Clayton (1) made substantial misrepresentations or false promises in the conduct of business, or through real estate licensees, or advertising, which were intended to influence, persuade, or induce others, (2) engaged in behavior that constitutes untrustworthy, improper, fraudulent, or dishonest dealings, (3) conducted a real estate transaction which demonstrated bad faith or incompetency, and (4) provided false or misleading information to the Commission during the course of an investigation.	Respondent Demetrice Clayton is ordered to pay an administrative fine of Two Thousand Five Hundred Dollars (\$2,500.00) and her license will be revoked immediately.
Thomas Greenfield C-2022-285	Dec 14, 2022	Respondent Thomas Greenfield violated Title 59, Okla. Stat. §§ 858-312(15), 858-312(19) , in that, Respondent Greenfield pled guilty to Conspiracy, Fraud and three (3) counts of Embezzlement on or about July 28, 2022, in Kay County case CF-2021-00467.	Respondent Thomas Greenfield consents to voluntary surrender of his Oklahoma Real Estate License and to refrain from performing real estate activities requiring a license in Oklahoma unless actively licensed by the Oklahoma Real Estate Commission in the future.
Jonathan Krebbs Guillermo Gamos C-2021-272	March 9, 2022	<p>Respondent Jonathan Krebbs violated Title 59, Okla. Stat. §§ 858-301, 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4 (21), 605:10-7-8.3, in that, Respondent Krebbs : (1) advertised and conducted business in the name of a limited liability company while licensed as a sole proprietor, (2) advertised and conducted business using an unregistered trade name or unlicensed business entity name, and (3) failed to properly supervise the activities of an unlicensed assistant and allowing such unlicensed assistant to perform real estate activities requiring a license.</p> <p>Respondent Guillermo Gamos violated Title 59, Okla. Stat. § 858-301, in that, Respondent Gamos engaged in licensable real estate activities without a valid Oklahoma real estate license and may have received commissions or other valuable consideration from such activities.</p>	<p>Respondent Jonathan Krebbs consents to the payment of an administrative fine totaling Nine Thousand Dollars (\$9,000.00).</p> <p>Respondent Guillermo Gamos hereby consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00) and agrees to refrain from further unlicensed activity without first obtaining a valid Oklahoma real estate license.</p>

Name	Date	Violations	Sanctions
LBWS Owasso, Inc. Julie Smith-Pittman Amber Post C-2021-119	Dec 8, 2021	<p>Respondents LBWS Owasso, Inc. violated Title 59, Okla. Stat. §§ 858-312 (8)-(9), 858-301 and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-17-4(6), in that, the Respondents failed to supervise the activities of Respondent Amber Post by allowing her to continue practicing licensable real estate activities with a lapsed real estate license.</p> <p>Respondent Amber Post violated Title 59, Okla. Stat. §§ 858-312 (8)-(9), 858-301, as Respondent Amber Post engaged in licensable real estate activities and earned commissions or valuable consideration without an active Oklahoma real estate license.</p>	<p>Respondent LBWS Owasso, Inc. consents to the payment of an administrative fine totaling Five Thousand Dollars (\$5,000.00).</p> <p>Respondent Julie Smith Pittman consents the payment of an administrative fine totaling Five Hundred Dollars (\$500.00) and consents to submit updated written policies and procedures and consents to attend a Commission sponsored webinar on utilizing the public registry and business license portal and consents to submit updated written policies and procedures.</p> <p>Respondent Amber Post consents to the payment of an administrative fine totaling Eight Thousand Dollars (\$8,000.00) and consents to attend a Commission sponsored webinar on utilizing the public registry and license portal.</p>
Sunbelt Group, Inc Stan Miller Sarah Jones C-2021-297	March 9, 2022	<p>Respondents Sunbelt Group, Inc. and Stan Miller violated Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-17-4 (6) , 605:10-14-4(21), in that, the Respondents failed to properly supervise the activities of Respondent Jones (SA) by allowing her to continue practicing licensable real estate activities without an active real estate license.</p> <p>Respondent Sarah Jones violated Title 59, Okla. Stat. § 858-301 and Okla. Admin. Code § 605:10-17-4(12), in that, Respondent Jones engaged in licensable real estate activities and earned commissions or valuable consideration without an active Oklahoma real estate license.</p>	<p>Respondent Sunbelt Group, Inc. consents to the payment of an administrative fine totaling One Hundred Dollars (\$1,000.00).</p> <p>Respondent Stan Miller consents to the payment of an administrative fine totaling Two Thousand Dollars (\$2,000.00) and consents to attend a Commission sponsored webinar on utilizing the public registry and license portal.</p> <p>Respondent Sarah Jones consents to the payment of an administrative fine totaling Three Thousand Dollars (\$3,000.00) and consents to attend a Commission sponsored webinar on utilizing the public registry and license portal.</p>
H&W Realty, Inc. Gordon Watson Christie Green Miranda Curl (unlicensed) Sandee Johnson (unlicensed) C-2022-08	March 9, 2022	<p>Respondents H&W Realty, Inc. and Gordon Watson violated Title 59, Okla. Stat. § § 858-312(8)-(9) and Okla. Admin. Code §§ 605: 10-17-4(6); 605:10-9-3.2(d); 605:10-9-1(g), in that, the Respondents failed to properly supervise the advertising activities of Respondent Green as she advertised using an unregistered team name and allowed publications to go out referring to unlicensed assistants as co-listing agent(s).</p> <p>Respondent Christie Green violated Title 59, Okla. Stat. § 858-312(9) and Okla. Admin. Code § 605:10-9-3.2(d), in that, as Respondent Green advertised using an unregistered team name "Homes by Breann".</p>	<p>Respondent Gordon Watson consents to the payment of an administrative fine totaling Four Thousand Dollars (\$4,000.00).</p> <p>Respondent Christie Green consents to the payment of an administrative fine totaling One Thousand Five Hundred Dollars (\$1,500.00).</p> <p>Respondents H&W Realty, Inc., Sandee Johnson, and Miranda Curl are dismissed.</p>

Name	Date	Violations	Sanctions
Eagle Realty – The Morley Group, LLC Greg Morley C-2021-202	Dec 8, 2021	Respondents Eagle – The Morley Group, LLC and Greg Morley violated Title 59, Okla. Stat. §§ 858-312(8)-(9), and 858-301 , in that, the Respondents failed to renew a business entity license and allowed agents and the business entity to engage in licensable real estate activities without a valid business license while earning commissions or valuable consideration while the business entity license of the brokerage lapsed.	Respondent Eagle Realty – The Morley Group, LLC consents to the payment of an administrative fine totaling Five Thousand Dollars (\$5,000.00). Respondent Greg Morley consents to attend a Commission sponsored webinar on utilizing the public registry and business license portal.
Comco Solutions, Inc. Ryan Woods C-2022-201	Sep 14, 2022	Respondents Comco Solutions, Inc. and Ryan Woods violated Title 59, Okla. Stat. §§ 858-312(8)-(9); 858-312(14); 858-312(21); 858-301; and Okla. Admin. Code § 605:10-17-4(21) , in that, the Respondents conducted licensable real estate activities via two (2) transactions with an expired managing broker license; (2) operated a brokerage without an actively licensed real estate broker, (3) paying commissions to an unlicensed person.	Respondent Ryan Woods consents to the payment of an administrative fine totaling Four Thousand Dollars (\$4,000.00). Comco Solutions, Inc. is dismissed.
O’Neal Real Estate, LLC Laura O’Neal Mark McGuire C-2021-274	March 9, 2022	Respondents O’Neal Real Estate, LLC and Laura O’Neal violated Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code §§ 605:10-17-4 (19), 605:10-14-4(21) , in that, Respondents failed to properly supervise the activities of Respondent Mark McGuire (SA) by allowing him to continue practicing licensable real estate activities without an active real estate license. Respondent Mark McGuire violated Title 59, Okla. Stat. §§ 858-301, 858-312 (8)-(9) , in that, Respondent McGuire engaged in licensable real estate activities and earned commissions or valuable consideration without an active Oklahoma real estate license.	Respondent O’Neal Real Estate, LLC consents to the payment of an administrative fine totaling One Hundred Dollars (\$1,000.00). Respondent Laura O’Neal consents to attend a Commission sponsored webinar on utilizing the public registry and license portal. Respondent Mark McGuire consents to the payment of an administrative fine totaling Two Thousand Five Hundred Dollars (\$2,500.00).
Divine Realty, LLC Tracy Leak John Leak C-2021-182	June 8, 2022	Respondents Divine Realty and Tracy Leak violated Title 59, Okla. Stat. §§ 858-312 (8)-(9), 858-301 and Okla. Admin. Code § 605:10-17-4(6) , in that, the Respondents failed to supervise the activities of Respondent John Leak by allowing him to continue practicing licensable real estate activities with a lapsed real estate license. Respondent John Leak Title 59, Okla. Stat. §§ 858-312 (8)-(9) and 858-301 , as Respondent John Leak engaged in licensable real estate activities and earned commissions or valuable consideration without an active Oklahoma real estate license.	Respondent Divine Realty, LLC consents to the payment of an administrative fine totaling One Thousand Dollars (\$1,000.00). Respondent Tracy Leak consents to submit updated written policies and procedures. Respondent John Leak consents to the payment of an administrative fine totaling Two Thousand Dollars (\$2,000.00) and consents to attend a Commission sponsored webinar on utilizing the public registry and license portal.

Name	Date	Violations	Sanctions
EXP Realty, LLC Kathleen Fowler Jerri Shepherd C-2022-67	June 8, 2022	<p>Respondents EXP Realty, LLC and Kathleen Fowler violated Title 59, Okla. Stat. § 858-312(9) and Okla. Admin. Code § 605:10-9-3.2(b), in that, the Respondents registered a team name which was identical to a licensed a real estate business entity. The team name “Legacy Three Realty Premier” was actively licensed as a real estate entity (173522) at the time EXP Realty registered the team name.</p> <p>Respondent Jerri Shepherd violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-9-7, 605:10-13-1(n), in that, Respondent Shepherd exited a brokerage under her supervision and failed to comply with basic requirements related to: cessation of business practices, notification to the Commission, releasing associates under her supervision and left such associates unsupervised in the brokerage.</p>	<p>Respondent EXP Realty, LLC consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).</p> <p>Respondent Kathleen Fowler consents to the payment of an administrative fine totaling Four Hundred Dollars (\$400.00) and consents to implement updates to onboarding hiring procedures with respect to registration of team and trade names.</p> <p>Respondent Jerri Shepherd consents to the payment of an administrative fine totaling Two Thousand Five Hundred Dollars (\$2,500.00).</p>
EXP Realty, LLC Kathleen Fowler Lauren Penrod C-2021-179	Dec 8, 2021	<p>Respondents EXP Realty, LLC and Kathleen Fowler violated Title 59, Okla. Stat. §§ 858-312 (8)-(9), 858-301 and Okla. Admin. Code § 605:10-17-4(6), in that, the Respondents failed to supervise the activities of Respondent Lauren Penrod by allowing her to continue practicing licensable real estate activities with a lapsed real estate license.</p> <p>Respondent Lauren Penrod violated Title 59, Okla. Stat. §§ 858-312 (8)-(9) and 858-301, as Respondent Lauren Penrod engaged in licensable real estate activities and earned commissions or valuable consideration without an active Oklahoma real estate license.</p>	<p>Respondent EXP Realty, LLC consents to the payment of an administrative fine totaling One Thousand Dollars (\$1,000.00).</p> <p>Respondent Kathleen Fowler consents to submit updated written policies and procedures.</p> <p>Respondent Lauren Penrod consents to the payment of an administrative fine totaling Two Thousand Dollars (\$2,000.00) and consents to attend a Commission sponsored webinar on utilizing the public registry and license portal.</p>
EXP Realty, LLC Kathleen Fowler Samantha Ritter C-2022-312	June 8, 2022	<p>Respondent Samantha Ritter violated Title 59, Okla. Stat. §§ 858-312(12), 858-312(6), 858-312(21) and Okla. Admin. Code §§ 605:10-17-6(12) and 605:10-17-6(21), in that, Respondent Samantha Ritter : (1) paid part of a commission to an unlicensed person, (2) failed to disclose an immediate family relationship to a party in the transaction for which brokerage services are being provided, and (3) agreed to pay buyer a part of the licensee’s commission in connection with making an offer on a specific property.</p> <p>Respondents Kathleen Fowler and EXP Realty, LLC are not in violation as a result of their prompt and responsible action to self-report this incident.</p>	<p>Respondent Samantha Ritter consents to the payment of an administrative fine totaling Three Thousand Dollar (\$3,000.00) and consents to the completion of one ethics course.</p> <p>Respondent EXP Realty, LLC and Kathleen Fowler are dismissed.</p>
Jackson & Associates, LLC James Jackson C-2021-186	Dec 8, 2021	<p>Respondents Jackson & Associates Realty, LLC and James Jackson violated Title 59, Okla. Stat. §§ 858-312 (8)-(9), 858-301 and Okla. Admin. Code § 605:10-17-4(21), in that, the Respondents engaged in licensable real estate activities and earned commissions or valuable consideration while the business entity license of the brokerage was expired/lapsed.</p>	<p>Respondent Jackson & Associates, LLC consents to the payment of an administrative fine totaling Two Thousand Five Hundred Dollars (\$2,500.00).</p> <p>Respondent James Jackson consents to attend a webinar on utilizing the public registry and business license portal and consents to submit updated written policies and procedures.</p>

Name	Date	Violations	Sanctions
Shangri-LA Realty, Inc. Rami Masri William Corlett, Jr. C-2022-91	June 8, 2022	Respondent Shangri-LA Realty, Inc. and Rami Masri violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-17-4(21) , in that, the Respondents failed to properly supervise the activities of Respondent Corlett by allowing him to continue practicing licensable real estate activities without an active real estate license. Respondent William Corlett, Jr. violated Title 59, Okla. Stat. § 858-301 and Okla. Admin. Code § 605:10-17-4(12) , in that, Respondent Corlett engaged in licensable real estate activities and earned commissions or valuable consideration without an active Oklahoma real estate license.	Respondent Shangri-LA Realty, Inc. consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00). Respondent Rami Masri consents to the payment of an administrative fine totaling One Thousand Dollars (\$1,000.00). Respondent William Corlett, Jr. consents to the payment of an administrative fine totaling One Thousand Dollars (\$1,000.00).
Lionshead Realty, LLC Garon Rayburn Jimmy Ogle Joseph Jones C-2022-13	June 8, 2022	Respondent Lionshead Realty, LLC and Garon Rayburn violated Title 59, Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6) , in that, the Respondents failed to properly supervise the activities of associate(s) who failed to make a required written disclosure in a transaction. Respondent Jimmy Ogle violated Title 59, Okla. Stat. § 858-312(21) and Okla. Admin. Code § 605:10-9-4(d)(1) , in that, Respondent Ogle failed to disclose in writing on all purchase and/or lease contracts that pertain to the transaction and in all advertisements that he is licensed and failed to include his license number. Respondent Joseph Jones violated Title 59, Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-9-4(d)(1) , in that, Respondent Jones failed to disclose in writing on all purchase and/or lease contracts that pertain to the transaction that the buyer was licensed and failed to include his license number.	Respondent Garon Rayburn consents to the payment of an administrative fine totaling Seven Hundred Fifty Dollars (\$750.00). Respondent Jimmy Ogle consents to the payment of an administrative fine totaling Seven Hundred Fifty Dollars (\$750.00). Respondent Joseph Jones consents to the payment of an administrative fine totaling Seven Hundred Fifty Dollars (\$750.00). Lionshead Realty, LLC is dismissed.
EXP Realty, LLC Kathleen Fowler Jerri Shepherd Legacy Three Realty Premier (Unlicensed) C-2022-92	Dec 8, 2021	Respondent EXP Realty, LLC and Kathleen Fowler violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-7-7(a) , in that, the Respondents failed to properly supervise the activities of an associate, as they failed to ensure the branch office and advertising activities of Jerri Shepherd were in compliance. Respondents Legacy Three Realty Premier and Jerri Shepherd violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-7-7(a) , in that, the Respondents failed to properly license a branch office location, as they advertised or held themselves out as engaged in licensable activities via office building signage and/or building advertisement before acquiring the necessary branch office license.	EXP Realty, LLC consents to the payment of an administrative fine totaling Seven Hundred Fifty Dollars (\$750.00). Kathleen Fowler consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00). Jerri Shepherd consents to the payment of an administrative fine totaling One Thousand Dollars (\$1,000.00). Legacy Three Realty Premier is dismissed.
Conlar, LLC Larry Hodges C-2022-203	Sep 14, 2022	Respondents Conlar, LLC and Larry Hodges violated Title 59, Okla. Stat. §§ 858-312(8)-(9); 858-312(14); 858-312(21); 858-301; and Okla. Admin. Code § 605:10-17-4(6); Okla. Admin. Code § 605:10-17-4(21) , in that, the Respondents (1) conducted licensable real estate activities and transactions with an expired managing broker license; and (2) operated a brokerage without an actively licensed real estate broker.	Respondent Conlar, LLC consents to the payment of an administrative fine totaling One Thousand Dollars (\$1,000). Respondent Larry Hodges consents to the payment of an administrative fine totaling One Thousand Dollars (\$1,000).

Name	Date	Violations	Sanctions
EXP Realty, LLC Kathleen Fowler Jennifer Samuelson C-2022-326	Dec 14, 2022	<p>Respondents EXP Realty LLC and Kathleen Fowler violated Title 59, Okla. Stat. §§ 858-312(8)-(9), in that, the Respondents failed to supervise the actions of their associate in that Respondent Samuelson allowed unauthorized access to a property.</p> <p>Respondent Jennifer Samuelson violated Title 59, Okla. Stat. § 858- 312 (8) and Okla. Admin. Code § 605:10-17-4 (16), in that, Respondent Samuelson conducted herself in a manner which may have been improper or dishonest by allowing persons access to or control of, real property without the owner's authorization.</p>	<p>Respondent EXP Realty, LLC consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).</p> <p>Respondent Samuelson consents to the payment of an administrative fine totaling Eight Hundred Fifty Dollars (\$850.00).</p>
ABW, Inc. Judy Bruley Melissa Barnett C-2021-056	Sep 14, 2021	<p>Respondent Melissa Barnett violated Title 59, Okla. Stat. §§ 858-312 (8)-(9) and Okla. Admin. Code § 605:10-15-1(2), in that, the Respondent failed to disclose a beneficial interest in an entity providing products or services to homeowners, home buyers or tenants, in the connection with the sale, lease or listing of any real estate.</p>	<p>Respondent Barnett consents to the payment of an administrative fine totaling One Thousand Two Hundred Fifty Dollars (\$1,250.00).</p> <p>Respondent ABW, Inc. is dismissed with a letter of caution</p> <p>Respondent Judy Bruley is dismissed.</p>
EXP Realty, LLC Kathleen Fowler Alysia Cook C-2021-246	Dec 8, 2021	<p>Respondent EXP Realty, LLC violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6), in that, the Respondent failed to properly supervise the real estate activities of an associate performing advertising activities.</p> <p>Respondent Alysia Cook violated Title 59, Okla. Stat. § 858-312(9) and Okla. Admin. Code § 605:10-9-3.2(d), in that, the Respondent advertised using an unregistered team name.</p>	<p>Respondent EXP Realty, LLC consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).</p> <p>Respondent Alysia Cook consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).</p>
Abercrombie Properties, LLC Hugh Abercrombie Angela Abercrombie C-2021-210	Dec 8, 2021	<p>Respondents Abercrombie Properties, LLC and Hugh Abercrombie violated Title 59, Okla. Stat. §§ 858-312(7)-(9), 858-301 and Okla. Admin. Code § 605:10-17-4(21), in that, the Respondents failed to supervise the activities of an unlicensed assistant and allow the unlicensed assistant to perform activities requiring an active Oklahoma real estate license.</p> <p>Respondent Angela Abercrombie violated Title 59, Okla. Stat. §§ 858-301, 858-312(8)-(9), 858-301 as the Respondent engage in licensable real estate activities as an unlicensed assistant without a valid Oklahoma Real Estate license and received valuable consideration from such activities.</p>	<p>Respondents Abercrombie Properties, LLC and Hugh Abercrombie consent to the payment of a combined administrative fine totaling Five Hundred Dollars (\$500.00).</p> <p>Respondent Angela Abercrombie consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).</p>
Spirit Realty Group, LLC Christina Franklin Jennifer Simmons C-2022-259	Dec 8, 2021	<p>Respondents Spirit Realty Group, LLC and Christina Franklin violated Title 59, Okla. Stat. §§ 858-312(8)-(9); and Okla. Admin. Code §§ 605:10-17-4(6), 605:10- 17-4(3), 605:10-9-4(a)(5), in that, the Respondents provided repeated misrepresentation/ inaccuracy, even though not fraudulent, which occurred as a result of the failure by the licensee(s) to inform himself/herself of pertinent facts concerning property for which they are providing services and advertising in any media in a manner that is misleading or inaccurate in any material fact or in any way misrepresents property, terms, values.</p>	<p>Respondents Spirit Realty Group and Christina Franklin consent to the payment of an administrative fine totaling One Thousand Dollars (\$1,000.00) and agree to receive a letter of caution.</p> <p>Jennifer Simmons is dismissed.</p>

Name	Date	Violations	Sanctions
Oklahoma Real Estate Services, LLC Craig Hodgens C-2022-33	Dec 14, 2022	Respondents Oklahoma Real Estate Services, LLC and Craig Hodgens violated Title 59, Okla. Stat. § 858-312(9) and Okla. Admin. Code § 605:10-17-4(2) , in that, the Respondents (1) purchased a property through an entity in which the licensee has an interest, while such property was listed with the broker's firm, without first making full disclosure thereof and obtaining the approval of the owner, and (2) failed to include Respondent's license disclosure on all contracts in the transaction.	Respondents Oklahoma Real Estate Services, LCC and Craig Hodgens consent to the payment of an administrative fine totaling One Thousand Dollars (\$1,000.00) and agree to receive a letter of caution regarding requisite disclosures.
Lionshead Property Management, LLC Garon Rayburn C-2022-340	Dec 14, 2022	Respondent Lionshead Property Management, LLC and Garon Rayburn violated Title 59, Okla. Stat. § 858-312(2) and Okla. Admin. Code § 605:10-9-4(5) , in that, the Respondents advertised a property for lease with the incorrect number of bedrooms, which could be misleading to the public.	Respondents Lionshead Property Management, LLC and Garon Rayburn consent to the payment of an administrative fine totaling Eight Hundred Fifty Dollars (\$850.00).
Mulinix, Inc. Peggy Wright Grady Carter C-2021-301	Mar 9, 2022	Respondent Mulinix, Inc. violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6) , in that, the Respondent failed to properly supervise the activities of Respondent Carter as he advertised using an unregistered team / trade name. Respondent Grady Carter violated Title 59, Okla. Stat. § 858-312(9), and Okla. Admin. Code § 605:10-9-4(b)(3) , in that, Respondent Carter advertised using an unregistered team name / trade name "Homeboy Real Estate".	Respondent Mulinix, Inc. consents to the payment of an administrative fine totaling Four Hundred Dollars (\$400.00). Respondent Grady Carter consents to the payment of an administrative fine totaling Four Hundred Dollars (\$400.00). Respondent Peggy Wright is dismissed.
Wougim Heap of Birds C-2021-40	Sep 14, 2021	Respondent Wougim Heap of Birds violated Title 59, Okla. Stat. § 858-312(20) and Okla. Admin. Code § 605:10-15-1(2) , in that, Respondent Wougim Heap of Birds failed to disclose his status as a real estate licensee and failing to disclose a beneficial interest in writing.	Respondent Wougim Heap of Birds consents to the payment of an administrative fine totaling Seven Hundred Fifty Dollars (\$750.00).
List with Freedom JaNell Simpson C-2022-237	Dec 14, 2022	Respondents List with Freedom and JaNell Simpson violated Title 59, Okla. Stat. § 858-312(2) and Okla. Admin. Code §§ 605:10-17-4(3) and 605:10-9-4(5) , in that, the Respondents advertised a property with misrepresentations/inaccuracies, even though not fraudulent, which occur as a result of the failure by the licensee to inform herself of pertinent facts concerning property, as to which she was performing services.	Respondents List with Freedom and JaNell Simpson consent to the payment of an administrative fine totaling Seven Hundred Fifty Dollars (\$750.00).
EXP Realty, LLC Kathleen Fowler Rawlyn Brown C-2022-147	Dec 14, 2022	Respondents EXP Realty, LLC and Kathleen Fowler violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2 , in that, the Respondents failed to properly supervise the activities of Respondent Brown as he advertised using an unregistered team / trade name, which could be construed as a firm name. Respondent Rawlyn Brown violated Title 59, Okla. Stat. §§ 858-312(9), 858-301 and Okla. Admin. Code § 605:10-9-3.2 , in that, advertised using an unregistered team name/trade name in advertisement(s) that could be construed as a firm name.	EXP Realty, LLC consents to the payment of an administrative fine totaling Three Hundred Fifty Dollars (\$350.00). Rawlyn Brown consents to the payment of an administrative fine totaling Three Hundred Fifty Dollars (\$350.00). Kathleen Fowler is dismissed.

Name	Date	Violations	Sanctions
Chamberlain Realty, LLC Grant Wortman Kerry Wilkins Wilkins Real Estate (unlicensed) C-2022-72	Jun 8, 2022	<p>Respondents Chamberlain Realty, LLC and Grant Wortman violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6), in that, the Respondents failed to properly supervise the activities of Respondent Wilkins when the Respondent advertised using an unregistered team / trade name.</p> <p>Respondent Kerry Wilkins violated Title 59, Okla. Stat. § 858-312(9), and Okla. Admin. Code § 605:10-9-4(b)(3), in that, Respondent Wilkins advertised with no broker reference and used an unregistered trade/team name "Wilkins Real Estate" on a social media page.</p>	<p>Chamberlain Realty, LLC consents to the payment of an administrative fine totaling Two Hundred Fifty Dollars (\$250.00).</p> <p>Respondent Kerry Wilkins consents to the payment of an administrative fine totaling Three Hundred Fifty Dollars (\$350.00).</p> <p>Grant Wortman is dismissed.</p>
Platinum Realty, LLC Dennis Perkins Lisa Goulet C-2022-25	Sep 14, 2022	<p>Respondent Platinum Realty, LLC and Dennis Perkins violated Title 59 Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-4(6), in that, the Respondents failed to properly supervise the activities of Respondent Goulet as she advertised offering a referral fee to unlicensed persons using an unregistered trade/team name.</p> <p>Respondent Lisa Goulet violated Title 59, Okla. Stat. § 858-312(2); 858-312(8)-(9); 858-312(14); and Okla. Admin. Code § 605:10-9-4, in that, Respondent Goulet advertised offering a \$300 referral fee to unlicensed persons using an unregistered trade or team name that could be misconstrued as that of a firm name.</p>	<p>Respondent Dennis Perkins consents to the payment of an administrative fine totaling One Hundred Dollars (\$100.00).</p> <p>Respondent Lisa Goulet consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).</p> <p>Platinum Realty, LLC is dismissed.</p>
FSM Investment Group, LLC Jason Kilbreath Monica Ibison C-2022-167	Sep 14, 2022	<p>Respondents FSM Investment Group, LLC and Jason Kilbreath violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2, in that, the Respondents failed to properly supervise the activities of Respondent Ibison as she advertised using an unregistered team / trade name, which could be construed as a firm name.</p> <p>Respondent Monica Ibison violated Title 59 Okla. Stat. §§ 858-312(9), 858-301, 858-401 and Okla. Admin. Code § 605:10-9-3.2, in that, Respondent Ibison advertised using an unregistered team name/trade name in an MLS advertisement and social media or web advertisements.</p>	<p>Respondent Jason Kilbreath consents to the payment of an administrative fine totaling Two Hundred Fifty Dollars (\$250.00) and receiving a letter of caution.</p> <p>Respondent Monica Ibison consents to the payment of an administrative fine totaling Three Hundred Fifty Dollars (\$350.00)</p> <p>FSM Investment Group, LLC is dismissed.</p>
FSM Investment Group, LLC Jason Kilbreath Misty Beasley C-2022-164	Sep 14, 2022	<p>Respondents FSM Investment Group, LLC and Jason Kilbreath violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2, in that, the Respondents failed to properly supervise the activities of Respondent Beasley as she advertised using an unregistered team / trade name, which could be construed as a firm name.</p> <p>Respondent Misty Beasley violated Title 59, Okla. Stat. §§ 858-312(9), 858-301, and Okla. Admin. Code § 605:10-9-3.2, in that, Respondent Beasley advertised using an unregistered team name/trade name in an MLS advertisement.</p>	<p>Respondent Jason Kilbreath consents to the payment of an administrative fine totaling Two Hundred Fifty Dollars (\$250.00) and receiving a letter of caution.</p> <p>Respondent Misty Beasley consents to the payment of an administrative fine totaling Three Hundred Fifty Dollars (\$350.00).</p>
MBZ Property Management, LLC Mathew Zalik C-2021-13	Sep 14, 2021	<p>Respondent Mathew Zalik violated Title 59, Okla. Stat. §§ 858-312(8)-(9), and Okla. Admin. Code § 605:10-17-4(16), in that, the Respondent allowed contractors and cleaning crews access to, or control of, the subject property belonging to the Complainant prior to closing, without the owner's authorization.</p>	<p>Respondent Mathew Zalik consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).</p> <p>Respondent MBZ Property Management, LLC is dismissed.</p>

Name	Date	Violations	Sanctions
Linda Fitch & Associates Hillary Martin Matthew Cottle Matthew Cottle Realty (unlicensed) C-2022-42	June 8, 2022	<p>Respondents Linda Fitch & Associates and Hillary Martin violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6), in that, the Respondents failed to properly supervise the activities of Respondent Cottle as he advertised using an unregistered team / trade name.</p> <p>Respondent Matthew Cottle violated Title 59, Okla. Stat. § 858-312(9), and Okla. Admin. Code § 605:10-9-4(b)(3), in that, Respondent Cottle advertised using an unregistered team name / trade name "Matthew Cottle Realty".</p>	<p>Respondent Linda Fitch & Associates consents to the payment of an administrative fine totaling Two Hundred Fifty Dollars (\$250.00).</p> <p>Respondent Matthew Cottle consents to the payment of an administrative fine totaling Three Hundred Dollars (\$300.00).</p> <p>Respondent Hillary Martin is dismissed.</p>
ABW, Inc. Pamela Suttles Andrew Briscoe Andrew Briscoe Realty (unlicensed) C-2022-56	June 8, 2022	<p>Respondents ABW, Inc. and Pamela Suttles violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6), in that, the Respondents failed to properly supervise the activities of Respondent Briscoe when the Respondent advertised using an unregistered team / trade name.</p> <p>Respondent Andrew Briscoe violated Title 59, Okla. Stat. § 858-312(9), and Okla. Admin. Code § 605:10-9-4(b)(3), in that, Respondent Briscoe advertised using an unregistered team name / trade name "Andrew Briscoe Realty".</p>	<p>ABW, Inc. consents to the payment of an administrative fine totaling Two Hundred Fifty Dollars (\$250.00).</p> <p>Respondent Andrew Briscoe consents to the payment of an administrative fine totaling Three Hundred Dollars (\$300.00).</p> <p>Pamela Suttles is dismissed.</p>
Chamberlain Realty, LLC Grant Wortman Jamey Holmes C-2022-135	Sep 14, 2022	<p>Respondents Chamberlain Realty, LLC and Grant Wortman violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code § 605:10-17-4(6), in that, the Respondents failed to properly supervise the activities of Respondent Holmes as she advertised using an unregistered team / trade name without a broker reference.</p> <p>Respondent Jamey Holmes violated Title 59, Okla. Stat. § 858-312(9), and Okla. Admin. Code §§ 605:10-9-4(b)(3) and 605:10-9-3.2, in that, Respondent Holmes advertised using an unregistered team name/trade name with no broker reference.</p>	<p>Respondent Grant Wortman consents to the payment of an administrative fine totaling Two Hundred Fifty Dollars (\$250.00) and receiving a letter of caution.</p> <p>Respondent Jamey Holmes consents to the payment of an administrative fine totaling Three Hundred Dollars (\$300.00).</p> <p>Chamberlain Realty, LLC is dismissed.</p>
Key Real Estate Green Country, LLC Jessica Key-Caldwell C-2022-26	June 8, 2022	Respondent Jessica Key-Caldwell violated Title 59, Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-17-2(b) , in that, the Respondent failed to file an adequate written response within fifteen (15) days of the notice of complaint.	<p>Jessica Key-Caldwell consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).</p> <p>Key Real Estate Green Country, LLC is dismissed.</p>
Martha Thomas C-2022-206	Sep 14, 2022	Respondent Martha Thomas violated Title 59, Okla. Stat. §§ 858-312(8)-(9); Okla. Admin. Code § 605:10-17-4(12) , in that, Respondent Thomas improperly sent an inspection report to a third party without the consent or knowledge of the individual who paid for and owns the report.	Respondent Martha Thomas consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).
Platinum Realty, LLC Dennis Perkins Carla Brown C-2022-342	Dec 14, 2022	Respondent Carla Brown violated Title 59, Okla. Stat. § 858-312(8) and Okla. Admin. Code § 605:10-9-4(d) , in that, Respondent Brown advertised a property she owned for sale without disclosing that she was a licensed real estate professional.	<p>Respondent Carla Brown consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00) and agrees to receive a letter of caution regarding disclosures.</p> <p>Respondents Platinum Realty, LLC and Dennis Perkins are dismissed.</p>

Name	Date	Violations	Sanctions
EXP Realty, LLC Kathleen Fowler Kyle Noe C-2022-306	Dec 14, 2022	<p>Respondents EXP Realty, LLC and Kathleen Fowler violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2, in that, Respondents failed to properly supervise the activities of Respondent Noe as he advertised using an unregistered team name.</p> <p>Respondent Kyle Noe violated Title 59, Okla. Stat. §§ 858-312(9), 858-301 and Okla. Admin. Code §§ 605:10-9-3.2, in that, advertised using an unregistered team name.</p>	<p>Respondent EXP Realty, LLC consents to the payment of administrative fine totaling Two Hundred Fifty Dollars (\$250.00).</p> <p>Respondent Kyle Noe consents to the payment of administrative fine totaling Two Hundred Fifty Dollars (\$250.00).</p> <p>Kathleen Fowler is dismissed.</p>
Wright Real Estate LLC Jasen Wright Edna Kimble C-2021-294	Dec 14, 2022	<p>Respondents Wright Real Estate, LLC and Jasen Wright violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3.2, in that, the Respondents failed to properly supervise the activities of Respondent Kimble as her paid advertisement redirected traffic from another licensee to Respondent Kimble's website.</p> <p>Respondent Edna Kimble violated Okla. Admin. Code § 605:10-9-4(a)(5), in that, Respondent Kimble paid for an advertisement that caused web traffic to be redirected from another licensee to her website in such a way that could be misleading to the public.</p>	<p>Respondent Wright Real Estate, LLC and Jasen Wright agree to receive a letter of caution regarding redirecting web traffic from other licensed companies and individuals.</p> <p>Respondent Edna Kimble consents to the payment of an administrative fine totaling Five Hundred Dollars (\$500.00).</p>
Allied, Inc. Patrick Garrett Lana Place C-2022-270	Sep 14, 2022	<p>Respondents Allied, Inc. and Patrick Garrett violated Title 59, Okla. Stat. §§ 858-312(8)-(9) and Okla. Admin. Code §§ 605:10-17-4(6), 605:10-9-3, in that, the Respondents failed to ensure the advertising activities of Respondent Place were in compliance, as she advertised and conducted business using an unregistered trade name that is identical to a payment of commission entity that is prohibited from advertising or conducting business under.</p> <p>Respondent Lana Place violated Title 59, Okla. Stat. § 858-312(9), and Okla. Admin. Code §§ 605:10-9-4(b)(3), 605:10-7-8.4(1), 605:10-7-8.4(6), in that, Respondent Place advertised and conducted business using a business entity name that is identical to a registered payment of commission entity name.</p>	<p>Respondent Lana Place consents to the payment of an administrative fine totaling Four Hundred Dollars (\$400.00).</p> <p>Respondents Allied, Inc. and Patrick Garrett are dismissed with a letter of caution regarding updating approvals and registrations with the Commission.</p>
ABW, Inc. Susan Miller Kingsley Tazinya C-2021-296	March 9, 2022	<p>Respondent Tazinya violated Title 59, Okla. Stat. § 858-312 (20) and Okla. Admin. Code § 605:10-17-4(22), in that, Respondent Tazinya performed licensable real estate activities outside of his broker's supervision and may have advertised to buy, sell, rent, or exchange real estate without disclosing that he was the licensee/owner.</p>	<p>Respondent Kingsley Tazinya consents to the payment of an administrative fine totaling Three Hundred Fifty Dollars (\$350.00).</p> <p>Respondent ABW, Inc. and Respondent Susan Miller are dismissed.</p>