

DISCIPLINARY ACTIONS

REVOCATIONS/PERMANENT SURRENDERS/RESIGNATIONS

Michael J.A. Boyd II, salesperson, Lancaster, Ohio, had his license revoked for his conviction on or about May 25, 2012, in Franklin County Court of Common Pleas, of a second degree felony offense, specifically, one count Aggravated Arson, in violation of Revised Code Section 2909.02. The felony conviction also constitutes a violation of Revised Code Section 4735.18(A). His conduct also constituted a failure to protect the public against fraud, misrepresentation or unethical practices in real estate transactions and a failure to endeavor to eliminate in the community, any practices which could be damaging to the public or to the integrity of the real estate profession in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics, Section I, Article 2. He also procured a license under Chapter 4735 of the Ohio Revised Code by fraud, misrepresentation, or deceit in violation of R.C. 4735.18(A)(8), when he failed to disclose on his November 23, 2011, license examination application that he had been the subject of unsatisfied judgments.

Ronald Byrd, broker, Dayton, Ohio had his license revoked for his conviction on or about October 4, 2012, in the United States District Court for the Southern District of Ohio, Case Number 3:12CR043-1, of a felony offense, specifically, one count of Conspiracy to Commit Wire Fraud and Bank Fraud, in violation of 18 USC Section 1343, 1349 and 1341. The felony conviction also constitutes a violation of Revised Code Section 4735.18(A). His conduct also constitutes a failure to protect the public against fraud, misrepresentation or unethical practices in real estate transactions and failed to endeavor to eliminate in the community, any practices which could be damaging to the public or to the integrity of the real estate profession. This constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics, Section I, Article 2. He also failed to satisfy his plea agreement to surrender his real estate license to the Division of Real Estate & Professional Licensing at or before the date of his sentencing hearing. This constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics, Section I, Article 1.

Jeffrey A Corry, salesperson, Lewis Center, Ohio, had his license revoked, for his conviction in the United States District Court for the Southern District of Ohio, of one felony offense, specifically conspiracy to commit money laundering, in violation of 18 U.S.C. 1956(h). The felony conviction also constitutes a violation of Ohio Revised Code Section 4735.18(A) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics, Section I, Article 1, which constitutes a failure to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee.

Gene Johnson, broker, Reynoldsburg, Ohio, had his license revoked and he was ordered to pay a \$5,000.00 fine for his conviction on or about December 28, 2012, in Franklin County Court of Common Pleas, of one felony offense, specifically theft, in violation of Ohio Revised Code Section 2913.02. The felony conviction also constitutes a violation of Revised Code Section 4735.18(A). The above conduct also constitutes a failure to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee in violation of Ohio Revised Code Section 4735.18(A)(6), as that section incorporates the Canons of Ethics, Section I, Article 1.

Chad Michael Karnes, salesperson, Reynoldsburg, Ohio, had his license revoked for providing services that requires a real estate sales license when his license was suspended in violation of

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R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.02 which provides that no person shall provide services that require a license under this chapter if the licensee's license is suspended.

Mary Murphy, salesperson, Blacklick, Ohio, had her license revoked for her convictions on or about July 27, 2012, in Franklin County Court of Common Pleas, of three felony offenses, specifically, one felony of the fourth degree of Theft, in violation of ORC 2913.02 and two felonies of the fifth degree of Receiving Stolen Property, in violation of ORC 2921.12. Those felony convictions also constitute three violations of Revised Code Section 4735.18(A) and also constitutes a failure to protect the public against fraud, misrepresentation or unethical practices in real estate transactions and failed to endeavor to eliminate in the community, any practices which could be damaging to the public or to the integrity of the real estate profession in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics, Section I, Article 2.

William Snyder, salesperson, Parma, Ohio, had his license revoked for being the salesperson owner of the brokerage, Classic Realty Group, and failing within a reasonable time to assure the brokerage accounted for or remitted any money coming into the brokerage's possession which belonged to another when the brokerage failed to forward the charitable donations to the Children's Miracle Network. This conduct is a violation of R.C. 4735.18(A) (6), misconduct as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry and this conduct is also a failure to endeavor to eliminate in the community, any practices which could be damaging to the public or to the integrity of the real estate profession in violation of R.C. 4735.18(A) (6), as that section incorporates the Canons of Ethics, Section I, Article 2.

SUSPENSIONS, FINES, EDUCATION

Betty Belding, salesperson, Columbiana, Ohio had her license suspended for 30 days, was ordered to complete and submit proof of completion to the Division 3 hours of additional education in ethics and to pay a \$200.00 fine for failing to obtain the written consent of the sellers when she ended her agency relationship with the sellers and began representing herself when she made an offer to purchase. This conduct constitutes a violation of R.C. 4735.18(A)(9) as that section incorporates R.C. 4735.59. Ms. Belding also failed to promptly notify the Milhoans, whom she represented as a dual agent on the Milhoans' offer to purchase, that she was changing the original agency relationship with the sellers. This conduct constitutes a violation of R.C. 4735.18(A)(9) as that section incorporates R.C. 4735.59. She further failed to properly complete the December 2011 Agency Disclosure Form involving her purchase offer when she failed to identify the agent and real estate brokerage representing only the buyer. This conduct constitutes a violation of R.C. 4735.18(A)(6), misconduct. Lastly, Ms. Belding contacted the Milhoans, whom she represented as a dual agent on the Milhoans' offer to purchase, informed them that another offer was being presented to the seller and asked the Milhoans if they wanted change their previous offer and failed to disclose to the Milhoans that she was the person making an offer on the properties. This conduct is in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1.

Robert Bickis Sr., broker, Pickerington, Ohio was ordered to complete and submit proof of completion to the Division of 10 hours additional education in the broker post-licensure course for entering into an accommodation agreement with the complainants in case 2011-000246, but failing to comply with the terms of the accommodation agreement in violation Ohio Revised

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Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Administrative Code 1301:5-5-24.

Donna Boutaleb, broker, Delaware, Ohio, had her license suspended for a period of 60 days and was ordered to pay a \$2,000.00 fine and to complete and submit to the Division proof of completion of additional education in 3 hours of ethics and 3 hours of core law for failing to properly disclose or explain on the agency disclosure statement that you, as a dual agent, had a family relationship and/or business relationship with the seller of the subject property, Dr. Green Enterprises, LLC in violation of R.C. 4735.18(A)(6), misconduct, and/or R.C. 4735.18(A)(6), misconduct as that section incorporates Section II, Article 10 of the Canons of Ethics; for failing to notify the Ohio Real Estate Commission of a change in personal residence address in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.14(D), or in the alternative, you engaged in misconduct when you failed to cooperate with the investigation of case number 2011-000408 which constitutes a violation of R.C. 4735.18(A)(6), misconduct, and/or R.C. 4735.18(A)(6), misconduct as that section incorporates Canons of Ethics for the Real Estate Industry, Section I, Article 3; and for disclosing on a renewal application received by the Division in October of 2011 that she had not been disciplined in any manner by any public entity since her most recent filing with the Division for any violation of professional licensing law, regulation or ethical rule when she had been disciplined by the Commission in 2010 for conduct arising from Division case number 2009-700 in violation of R.C. 4735.18(A)(8) and/or R.C. 4735.18(A)(6), misconduct.

S. Bret Brunner, salesperson, Westerville, Ohio, was ordered to ordered to complete and submit to the Division proof of completion of additional education in agency and to pay a \$250.00 fine for failing to present an agency disclosure statement to both the buyer and the seller in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.58(A) and/or failed to maintain a complete and accurate record of the agency disclosure statement from the transaction in violation of R.C. 4735.18(A)(24).

Linda Burns, broker, Uniontown, Ohio, had her license suspended for a period of 90 days and was ordered to complete and submit to the Division proof of completion of additional education in the 10-hour broker post-licensure course for receiving a commission involving the sale of 1781 Grace Road, Akron, Ohio, but failing within a reasonable time to remit or pay David Pontefract, a real estate broker, his earned share of the commission in violation of R.C. 4735.18(A)(5) or in the alternative R.C. 4735.18(A)(6), misconduct.

Scott Cannatelli, salesperson, West Chester, Ohio was ordered to pay a fine in the amount of \$500.00 and required to complete and submit to the Division 3 hours of additional education in ethics and 3 hours of additional education in agency for failing to maintain high standards of professional conduct and integrity in dealing with your client in violation of Ohio Revised Code Section 4735.18(A)(6) misconduct as it incorporated the Cannon of Ethics Section 1 Article 1.

Michael Casey, salesperson, Gahanna, Ohio, had his license suspended for a period of 7 days and was ordered to pay a \$1,000.00 fine and to complete and submit to the Division proof of completion of additional education in 3 hours of ethics for his conviction on or about February 3, 2012, in the Franklin County Court of Common Pleas, of two first degree misdemeanor offenses, specifically: two counts of Receiving Stolen Property, in violation of R.C. §2913.51. These two misdemeanor convictions also constitute a violation of one or more of the following: Ohio Revised Code Section 4735.18(A)(6), dishonest or illegal dealing; Ohio Revised Code Section 4735.18(A)(6), misconduct; or Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article

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2 which provides a licensee should endeavor to eliminate in the community, any practices which could be damaging to the public or to the integrity of the real estate profession; and/or Ohio Revised Code Section 4735.18(A)(6) misconduct, as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1 which provides a licensee should endeavor to maintain and establish high standards of professional conduct and avoid even the appearance of impropriety in any activities as a licensee.

Thomas J. Diamond, broker, Cleveland, Ohio, had his license suspended for 120 days, ordered to pay a \$500.00 fine and to complete 3 hours in ethics and the 10 hour post broker course for failing to personally oversee and direct the operations of Diamond Realty Properties LLC, d.b.a. Red Diamond Realty, the brokerage with which his license was affiliated in violation of R.C. 4735.18(A)(6), misconduct as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should endeavor to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees and, further, seek to avoid even the appearance of impropriety in any activities as a licensee. Mr. Diamond also entered into an arrangement, either directly or indirectly, whereby he lent his name or broker's license for the benefit of Diamond Realty Properties LLC, d.b.a. Red Diamond Realty, in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates O.A.C. 1301:5-1-14. Further, Mr. Diamond authorized or permitted Janet M Dunn-Kovachic, a salesperson, a person not licensed as a broker, to act in the capacity of a real estate broker in violation of R.C. 4735.18(A)(34). Lastly, Mr. Diamond failed to maintain a separate and distinct property management special or trust bank account in violation of R.C. 4735.18(A)(27) and failed to properly maintain trust account records for Diamond Realty Properties LLC, d.b.a. Red Diamond Realty in violation of R.C. 4735.18(A)(24) as that section incorporates OAC 1301:5-5-09.

Daniel Disalle, broker, Maumee, Ohio, was ordered to complete and submit proof of completion to the Division of 3 hours of additional education in core law and to pay a fine in the amount of \$1,000.00 for inaccurately advertising the subject property located at 29620 Gleneagles #B, Perrysburg, Ohio as being available for FHA financing, which is in violation of R.C. 4735.18(A)(21), having published advertising, which was misleading or inaccurate in any material particular.

Janet Dunn-Kovachic, salesperson, Cleveland, Ohio, had her license suspended for 120 days, was ordered to pay a \$500.00 fine and to complete 3 hours of additional education in ethics and the 10 hour post sales course for acting like a broker without a broker's license in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.02 which provides that no person shall act as a real estate broker without being licensed under Chapter 4735. She also failed to properly maintain trust account records for Diamond Realty Properties LLC, d.b.a. Red Diamond Realty in violation of R.C. 4735.18(A)(24) as that section incorporates OAC 1301:5-5-09.

Dennis Eberhart, broker, Cleveland, Ohio, received two 60 day suspensions, which ran concurrently, and was ordered to pay a \$2,000.00 fine and to complete and submit to the Division proof of completion of additional education in 3 hours of agency and 3 hours of core law for receiving commissions resulting from a sale that occurred in 2010 involving a property located at 1013-1015 North Main Street, Akron, Ohio and at 633 Elbur Avenue, Akron, Ohio where he failed to do one or more of the following: failed within a reasonable time to render an accounting to Jerry Jarvis, a real estate salesperson and/or failed within a reasonable time to pay Jerry Jarvis, a real estate salesperson, his earned share of the commission in violation of R.C. 4735.18(A)(31), R.C. 4735.18(A)(5) or R.C. 4735.18(A)(6), misconduct; and he engaged in

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misconduct when he failed to cooperate with the investigation in case number 2011-000529 in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics for the Real Estate Industry, Section 1, Article 3, which provides that a licensee should provide assistance wherever possible to the members and staff of the Real Estate Commission and Division of Real Estate in the enforcement of the licensing statutes and administrative rules and regulations.

Patricia Gallagher, broker, Columbiana, Ohio, had her license suspended for 15 days, was ordered to complete and submit proof of completion to the Division of 10 hours additional education in the broker post-licensure course and to pay a \$2500.00 fine for failing to perform the terms of the agency agreement after Betty Belding removed herself as the salesperson representing the sellers in Betty Belding's purchase of the property in violation of R.C. 4735.18(A)(9) as it incorporates R.C. 4735.62(B) and/or failed to release the sellers from the listing agreement after Betty Belding removed herself as the salesperson representing the sellers in Betty Belding's purchase of the property in violation of R.C. 4735.18(A)(6). Further, Ms. Gallagher failed to personally oversee and direct the operations of Pat Gallagher Realty, with which her license was affiliated, with respect to the transaction involving the property at 3098 and 3140 Carrie Lane, Leetonia, Ohio in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry and/or R.C. 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 2 of the Canons of Ethics for the Real Estate Industry.

Robert Gladys, salesperson, Middleburg Hts. Ohio, had his license suspended for 15 days and was ordered to pay a \$600.00 fine and to complete and submit proof of completion to the Division 3 hours additional education in ethics for providing his client with permission to enter the subject property as he were leaving the showing which resulted in his client's unsupervised entry into the subject property. This conduct constitutes a breach of his fiduciary duty and failure to exercise reasonable skill and care in representing his clients in violation of Ohio Revised Code Section 4735.18(A)(9) as it incorporates Ohio Revised Code Section 4735.62(A).

Daniel M. Glenn, salesperson, Worthington, Ohio, was ordered to complete and submit to the Division proof of completion of additional education in agency and to pay a \$250.00 fine for failing to present an agency disclosure statement to both the buyer and the seller in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.58(A) and/or failed to maintain a complete and accurate record of the agency disclosure statement from the transaction in violation of R.C. 4735.18(A)(24).

James Guthery, salesperson, Dayton, Ohio, had his license suspended for a period of 60 days and was ordered to pay a \$500.00 fine and to complete and submit to the Division proof of completion of additional education in the 10-hour sales post-licensure course and 3 hours of ethics for signing his client's name on transactional documents; including but not limited to agency disclosure statements, consumer guides, and purchase contracts; either without his client's consent and/or knowledge. This conduct is in violation of ORC 4735.18(A)(6), dishonest or illegal dealing, gross negligence, incompetency, or misconduct and/or this conduct is in violation of ORC 4735.18(A)(6), misconduct as it incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1.

Tracey Hartson, salesperson, Reynoldsburg, Ohio, was ordered to complete and submit proof of completion to the Division of 3 hours of additional education in core law for offering 510 Napoleon Ave., Columbus, Ohio for sale without the knowledge and consent of the owner or the owners' authorized agent(s) in violation of R.C. 4735.18(A)(20) and/or in violation of R.C.

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4735.18(A)(6), misconduct as it incorporates O.A.C. 1301:5-1-02(F) and offering 3832 Kirkwood Road, Columbus, Ohio for sale without the knowledge and consent of the owner or the owners' authorized agent(s) in violation of R.C. 4735.18(A)(20) and/or in violation of R.C. 4735.18(A)(6), misconduct as it incorporates O.A.C.1301:5-1-02(F).

Carrie H. Igel, salesperson, Columbus, Ohio, was ordered to pay a \$500.00 fine and to complete and submit proof of completion to the Division of 3 hours of additional education in ethics for scheduling and/or conducting showings under the name Christopher Reed; a licensed real estate salesperson affiliated with Classic Properties, LLC; when her license was affiliated with a different brokerage. This conduct is in violation of R.C. 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article I and/or the Canons of Ethics for the Real Estate Industry, Section I, Article 2.

David S. Ingalls, broker, Columbus, Ohio was ordered to complete and submit to the Division proof of completion of additional education in 3 hours agency and to pay a \$250.00 fine for offering 1024 Montrose Avenue, Bexley, Ohio for sale without the knowledge and consent of both of the owners, or the consent of the owners' authorized agent(s) in violation of R.C. 4735.18(A)(20).

Kimberly Johnson, broker, Solon, Ohio, was ordered to complete and submit proof of completion to the Division of the 10-hour broker post-licensure course, 3 hours of additional education in ethics, 3 hours additional education in core law and to pay a \$5,000.00 fine for having knowledge and/or permitting her salesperson, Akil Shakir Hameed, to provide property management services through an unlicensed company and not through First Class Real Estate Services, LLC, her licensed brokerage with which Hameed's salespersons license was affiliated. This conduct is in violation of R.C. 4735.18(B) which provides that discipline may be imposed upon the broker with whom the salesperson is affiliated if the commission finds that the broker had knowledge of the salesperson's action. Further, Ms. Johnson had knowledge and/or permitted her salesperson, Akil Shakir Hameed and/or FASS Management Real Estate Services, an unlicensed company; to directly receive a commission, deposit, payment, and/or management fee in connection with property management in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates 4735.21. Such conduct is in violation of R.C. 4735.18(B) which provides that discipline may be imposed upon the broker with whom the salesperson is affiliated if the commission finds that the broker had knowledge of the salesperson's action.

Roxanne Karnes, salesperson, Reynoldsburg, Ohio, was ordered to pay a \$500.00 fine and to complete 3 hours of additional education in agency and 3 hours of additional education in core law for indicating in an email on November 20, 2011 to the sellers' agent that she had deposited a certified check in the amount of \$3,300.00 into the Lease Option Realty trust account when she had not deposited the check into the trust account and/or had not yet received the certified check from her clients. This conduct is in violation of R.C. 4735.18(A)(6), dishonest or illegal dealing, gross negligence, incompetency, or misconduct.

David Mathue King, broker, Wellington, Ohio was ordered to complete and submit to the Division proof of completion of additional education in the 10 hour broker post-licensure course and ordered to pay a fine in the amount of \$1,000.00 for receiving a commission on or about February 8, 2012, involving the sale of the property located at 5844 State Route 303, Wakeman, Ohio, but failing within a reasonable time to render an accounting to and/or pay Therese Dunwoodie, a real estate salesperson, her earned share of the commission in violation of R.C. 4735.18(A)(31) or in the alternative R.C. 4735.18(A)(6), misconduct and for receiving a

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commission, on or about January 20, 2012, involving the sale of the property located at 109 Clifton Street, New London, Ohio, but you failed within a reasonable time to render an accounting to and/or pay Therese Dunwoodie, a real estate salesperson, her earned share of the commission in violation of R.C. 4735.18(A)(31) or in the alternative R.C. 4735.18(A)(6), misconduct.

Dennis Klein, salesperson, Cleveland, Ohio, was ordered to pay a \$250.00 fine and to complete and submit proof of completion to the Division 3 hours of additional education in agency for failing to correctly complete the agency disclosure statement. This conduct constitutes a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates Ohio Revised Code Section 4735.58(A)(2).

Eric Knox, Sr., salesperson, Akron, Ohio was ordered to pay a fine in the amount of \$300.00 and to complete the 10 hour post sales education course for returning the earnest money deposit to the buyer prior to the seller of the subject property signing the notice of termination, which was to contain written instructions regarding the disbursement of the earnest money deposit. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct. Further, he failed to properly complete the notice of termination when he failed to indicate or state who was to receive the earnest money deposit. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct and/or Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.62(A).

Cathy Martin, salesperson, Centerville, Ohio was issued a Public Reprimand and ordered to pay a fine in the amount of \$200.00 for failing to display her name in equal prominence with the name of the brokerage, "Home Town Realty," in violation of R.C. 4735.18(A)(21) as it incorporates R.C. 4735.16(B)(3).

Meg Michel, broker, Marysville, Ohio, had her license suspended for a period of 30 days and was ordered to submit to the Division proof of completion of additional education in 3 hours of ethics for conducting an appraisal for the Office of the Union County Sherriff on land that she in whole or in part listed prior to and/or at the time of the appraisal in violation of R.C. 4735.18(A)(6), misconduct as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1 and/or R.C. 4735.18(A)(6), misconduct as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 2.

Christopher L. Reed, salesperson, Columbus, Ohio, was ordered to pay a \$1,500.00 fine and to complete and submit to the Division proof of completion of additional education in the 10-hour sales post-licensure course and 3 hours of ethics for approving a magazine advertisement that failed to include or use his correct real estate company name in violation of Ohio Revised Code Section 4735.18(A)(21) as that section incorporates Ohio Administrative Code Rule 1301:5-1-02(B) and for failing to provide assistance in a Division investigation when he informed the Division investigator that he did not have the opportunity to "proof" the magazine advertisement in Top Agent Magazine, which included the photograph of a home, when he did have the opportunity to "proof" the magazine advertisement, which included the photograph of a home, and he approved the use of the "proof" in the magazine in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 3.

Tekeah Reese, salesperson, Columbus, Ohio, had her license suspended for 30 days and was to pay a \$100.00 fine for failing to correctly advise her client(s), Andrew Wood and/or Barbara Dick, who wanted to purchase the subject, the consequences of a Vacant Notice on the subject

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by the City of Columbus, Department of Development, Code Enforcement Division and/or failing to contact the Code Enforcement Division prior to her client(s) making an offer to purchase the subject. This conduct constitutes a violation of R.C. 4735.18(A)(9) as it incorporates R.C. 4735.62(A) and/or R.C. 4735.18(A)(6), misconduct as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 4.

Vivian Ridley, broker, Euclid, Ohio was ordered to pay \$750.00, complete 3 hours of education in ethics and 3 hours of additional education in core law for failing to exercise reasonable skill and care in representing her client and carrying out the responsibilities of the agency relationship throughout the transaction relating to the property at 19870 Meredith Avenue, Euclid, in violation of R.C. 4735.18(A)(9) as it incorporates R.C. 4735.62(A). Further, Ms. Ridely failed to maintain at all times a separate and distinct special or trust bank account solely for the purpose of deposit and maintenance of all escrow funds, security deposits, and other money received by the broker in a fiduciary capacity in violation of R.C. 4735.18(A)(26).

Holly Ritchie, salesperson, Salem, Ohio had her license suspended for 3 days, was ordered to pay a fine in the amount of \$2,000.00 and to complete and submit proof of completion to the Division of 3 hours additional education in ethics for failing to maintain and establish high standards of professional conduct and integrity in dealings with members of the public as well as with fellow licensees, and further, failing to avoid even the appearance of impropriety in any activities as a licensee with respect to the email you sent to Susan Colla-Morgione on May 11, 2012 concerning John Green and Samuel Pipino. This conduct is in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 1.

Gregory Robinson, salesperson, Cleveland, Ohio, had his license suspended for a period of 15 days and ordered to complete and submit to the Division proof of completion of additional education in 3 hours of core law and 3 hours of ethics for his conviction on or about June 28, 2012, in the Cuyahoga Court of Common Pleas, Case Number CR-12-563235-A, of a felony offense, specifically, one count of Worker's Compensation Fraud, in violation of Revised Code Section 2913.48A(1). The felony conviction also constitutes a violation of Revised Code Section 4735.18(A).

Laney Ross, broker, St. Clairsville, Ohio was ordered to complete and submit to the Division proof of completion of additional education in the 10 hour broker post-licensure course and ordered to pay a fine in the amount of \$250.00 for failing to exercise reasonable skill and care by failing to ensure that an addendum to the sales contract was signed by both parties prior to or at closing which constitutes a violation of R.C. 4735.18(A)(9) as it incorporates R.C. 4735.62(A). Further, Mr. Ross failed to keep complete and accurate records of the transaction for a period of three years from the date of the transaction when he failed to maintain a copy of the fully executed inspection repair addendum in violation of R.C. 4735.18(A)(24) and/or failed to provide assistance to the investigator when he failed to timely provide documents requested by the Division as part of the investigation in violation of R.C. 4735.18(A)(6), misconduct as it incorporates the Canons of Ethics for the Real Estate Industry.

Jeffrey Ruff, salesperson, Columbus, Ohio, was ordered to pay a \$1,000.00 fine and required to complete and submit proof of completion to the Division the 10-hour broker post-licensure course for advertising in one or more of the following types of advertisements: open house signs; business cards; and/or his advertisements found in one or more print publications: in a manner that gave the appearance that Vutech/Ruff is a licensed Ohio real estate brokerage even though Vutech/Ruff is an unlicensed team name. This conduct is in violation of R.C.

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4735.18(A)(3), R.C. 4735.18(A)(21) and/or R.C. 4735.18(A)(6), misconduct. Mr. Ruff also, in one or more of the following advertisements: open house signs; business cards; and/or his advertisements found in one or more print publications: published advertising which failed to display the brokerage name in equal prominence with the team name in violation of R.C. 4735.18(A)(21) as Ohio Administrative Code Rule 1301:5-1-21.

Ron Schaible, salesperson, Cincinnati, Ohio, was ordered to pay a \$250.00 fine, had his license suspended for five months and was ordered to complete the 10 hour post sales course for failing to maintain complete and accurate transaction records for a period of three years when he failed to maintain a master listing agreement; records reflecting that he submitted Brandon Dean's offers to the bank; and/or correspondence with the bank. This conduct is in violation of R.C. Section 4735.18(A)(24). Mr. Schaible also executed a listing agreement that did not contain fair housing language; a copy of the United States department of housing and urban development equal housing opportunity logotype; and/or a statement defining the practice known as "blockbusting" and stating blockbusting is illegal in violation of Ohio Revised Code Section 4735.18(A)(9) as that section incorporates Ohio Revised Code Section 4735.55.

Edward Von Hofen, salesperson, Amherst, Ohio, was ordered to pay a \$500.00 fine and to complete 3 hours of additional education in core law and 3 hours of additional education in ethics for giving the keys to the subject property to the purchaser's agent and allowing the purchaser to enter and/or take possession of the subject property prior to the Possession Date as stated in the Purchase Agreement. This conduct constituted a breach of his fiduciary duty and failure to exercise reasonable skill and care in representing his client in violation of Ohio Revised Code Section 4735.18(A)(9) as it incorporates Ohio Revised Code Section 4735.62(A) and/or a violation of Ohio Revised Code Section 4735.18(A)(6) misconduct as it incorporates the Canons of Ethics Article 1 Section 1.

Marilyn Vutech, salesperson, Columbus, Ohio, was ordered to pay a \$1,000.00 fine and required to complete and submit proof of completion to the Division the 10-hour sales-licensure course for advertising in one or more of the following types of advertisements: open house signs; business cards; and/or her advertisements found in one or more print publications: in a manner that gave the appearance that Vutech/Ruff is a licensed Ohio real estate brokerage even though Vutech/Ruff is an unlicensed team name. This conduct is in violation of R.C. 4735.18(A)(3), R.C. 4735.18(A)(21) and/or R.C. 4735.18(A)(6), misconduct. Ms. Vutech also, in one or more of the following advertisements: open house signs; business cards; and/or her advertisements found in one or more print publications: published advertising which failed to display the brokerage name in equal prominence with the team name in violation of R.C. 4735.18(A)(21) as Ohio Administrative Code Rule 1301:5-1-21.

Matthew L. Young, salesperson, Middleburg Heights, had his license suspended for 14 days, assessed a \$600.00 fine and ordered to complete 3 hours of additional education in ethics. Mr. Young provided the subject property lock box code to an individual, who called him claiming to be from West Virginia, which gave this individual unsupervised access and/or entry into the subject property. This conduct constituted a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct and/or a failure to maintain and establish high standards of professional conduct and integrity in dealings with members of the public in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics for the Real Estate Industry, Section I, Article 1.

DISCIPLINARY ACTIONS

UNLICENSED ACTIVITY

Chad Fields, a person not licensed under Ohio Revised Code 4735, Delaware, Ohio, was ordered to pay a civil penalty of \$930,000.00 for committing between the dates of about November 14, 2010 through on or about May 31, 2013, 930 violations of 4735.02 by renting, leasing or negotiating the rental or lease of the subject property; offering, attempting or agreeing to negotiate the rental or leasing of the subject property; managing or offering, or attempting to operate or manage the subject property; and/or holding himself out as engaging in the selling, exchanging, purchasing, renting, or leasing of real estate for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation.

The above conduct constituted 930 violations of R.C. 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under R.C. Chapter 4735.

GOA Realty, LLC, Cleveland, Ohio, a company not licensed under Ohio Revised 4735 was ordered to pay a civil penalty of \$1,499,000.00 for committing between the period of August 23, 2010 until on or about March 17, 2011, 149 violations of 4735.02 by renting, or leasing or negotiating the rental or lease of the subject property; offering, attempting, or agreeing to negotiate the rental or leasing of the subject property; managing or offering, or attempting to operate or manage the subject property; and/or holding himself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation. The conduct constituted 149 violations of R.C. 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under R.C. Chapter 4735.

Our Wives Are In Charge, LLC, Akron, Ohio, a company not licensed under Ohio Revised Code Chapter 4735 was ordered to pay \$82,000.00 for committing 82 violations of RC 4735.02 by renting, or leasing or negotiating the rental or lease of the subject property; offering, attempting, or agreeing to negotiate the rental or leasing of the subject property; managing or offering, or attempting to operate or manage the subject property; and/or holding himself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation. The conduct constituted 82 violations of R.C. 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under R.C. Chapter 4735.

Paul Marcel-Rene, Akron, Ohio, a person not licensed under Ohio Revised Code 4735, Akron, Ohio was ordered to pay a civil penalty of \$82,000.00 for committing 82 violations of RC 4735.02 by renting, or leasing or negotiating the rental or lease of the subject property; offering, attempting, or agreeing to negotiate the rental or leasing of the subject property; managing or offering, or attempting to operate or manage the subject property; and/or holding himself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or

DISCIPLINARY ACTIONS

other compensation. The conduct constituted 82 violations of R.C. 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under R.C. Chapter 4735.

Delitha Gail Sparks, a person not licensed under Ohio Revised Code 4735, Cleveland, Ohio, was ordered to pay a civil penalty of \$1,499,000.00 for committing between the period of August 23, 2010 until on or about March 17, 2011, 149 violations of 4735.02 by renting, or leasing or negotiating the rental or lease of the subject property; offering, attempting, or agreeing to negotiate the rental or leasing of the subject property; managing or offering, or attempting to operate or manage the subject property; and/or holding herself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation. The conduct constituted 149 violations of R.C. 4735.02, which provides that no person, partnership, association, limited liability company, limited liability partnership, or corporation shall advertise, act or assume to act as a real estate broker or real estate salesperson, without first being licensed under R.C. Chapter 4735.