

REVOCATIONS/PERMANENT SURRENDERS/RESIGNATIONS

Tina Anderson, salesperson, Fairfield, Ohio, had her license revoked which commenced on March 5, 2012 for one felony conviction in the United States District Court for the Southern District of Ohio, violating Revised Code 4735.18(A).

William Bowman, salesperson, Marysville, Ohio, had his license revoked which commenced on August 29, 2012, for convictions in Union County Court of Common Pleas of two felony offenses, specifically: theft, grand theft, in violation of O.R.C. 2913.02(A)(1), a felony of the fourth degree; and tampering with records, in violation of O.R.C. 2913.42(A)(1), a felony of the fourth degree. The felony convictions also constitute two violations of Revised Code Section 4735.18(A). The above conduct also constitutes 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, a violation of R.C. 4735.18(A)(6), as that section incorporates the Canons of Ethics, Section I, Article 2.

Sarah Clayton Byram, salesperson, Tipp City, Ohio, had her license revoked, which commenced on January 13, 2012, for violation of Revised Code 4735.18(A), when she was convicted of a felony in the Miami County Court of Common Pleas.

Cassandra Cooper, broker, Columbus, Ohio, had her license revoked which commenced on July 9, 2012 and was ordered to pay a \$2,500.00 civil penalty. Ms. Cooper failed to personally oversee and direct the operations of the real estate company her license was affiliated with in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry, R.C. 4735.18(A)(6), incompetence, as that section incorporates Canons of Ethics Section I, Article 4; or R.C. 4735.18(A)(6), misconduct. She entered into an arrangement whereby she lent her name or broker's license for the benefit of unlicensed individuals in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates O.A.C. 1301:5-1-14; R.C. 4735.18(A)(6), incompetence, as that section incorporates Canons of Ethics Section I, Article 4; R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics Section I, Article 1; or R.C. 4735.18(A)(6), misconduct. Ms. Cooper also authorized or permitted individuals not licensed as a real estate broker or real estate salesperson under Chapter 4735, to act as an agent in the capacity of a real estate broker or a real estate salesperson in violation of R.C. 4735.18(A)(34); R.C. 4735.18(A)(6), incompetence, as that section incorporates Canons of Ethics Section I, Article 4; R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics Section I, Article 1; and/or R.C. 4735.18(A)(6), misconduct. Further, Ms. Cooper paid commissions or fees for performing any of the acts specified in R.C. 4735.01 to individuals not licensed as a real estate broker or real estate salesperson under Chapter 4735 which constitutes a violation of R.C. 4735.18(A)(11). Finally, she offered property for lease without knowledge and consent of the owner or the owner's authorized agent, or failed to maintain or failed to provide to the Division during its investigation complete and accurate records for three years regarding this transaction. This constitutes a violation

of R.C. 4735.18(A)(20); R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics Section I, Article 3; or 4735.18(A)(24).

Uri Gofman, salesperson, South Euclid, Ohio, had his license revoked which commenced July 9, 2012, for convictions in the United States District Court, Northern District of Ohio, of 11 felony offenses, specifically: two counts of conspiracy, in violation of 18 USC Section 371 and nine counts of wire fraud, in violation of 18 USC Section 1343. The felony convictions also constitute eleven violations of Revised Code Section 4735.18(A). The above conduct also constitutes a failure to protect the public against fraud, misrepresentation or unethical practices in real estate transactions and 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, a violation of R.C. 4735.18(A)(6), as that section incorporates the Canons of Ethics, Section I, Article 2.

Todd Gongwer, salesperson, Dublin, Ohio, had his license revoked, which commenced on January 11, 2012 for two felony convictions in the United State District Court for the Southern District of Ohio, violations of Revised Code 4735.18(A). Additionally, Mr. Gongwer violated Revised Code 4735.18(A)(6), as that section incorporates the Canons of Ethics, Section I, Article 2 for failure to protect the public against fraud, misrepresentation or unethical practices in real estate transactions and failing 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.

Great City Home Improvement, real estate company, Lewis Center, Ohio, was ordered to pay a \$5,000.00 civil penalty and the license was revoked, effective July 9, 2012 for authorizing or permitting individuals not licensed as a real estate broker or real estate salesperson under Chapter 4735, to act as an agent in the capacity of a real estate broker or a real estate salesperson in violation of R.C. 4735.18(A)(34); R.C. 4735.18(A)(6), incompetence, as that section incorporates Canons of Ethics Section I, Article 4; R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics Section I, Article 1; and/or R.C. 4735.18(A)(6), misconduct. Great City Home Improvement also paid commissions or fees for performing any of the acts specified in R.C 4735.01 to individuals not licensed as a real estate broker or real estate salesperson under Chapter 4735 which constitutes a violation of R.C. 4735.18(A)(11). The company also offered property for lease without knowledge and consent of the owner or the owner's authorized agent, or failed to maintain or failed to provide to the Division during its investigation complete and accurate records for three years regarding this transaction. This constitutes a violation of R.C. 4735.18(A)(20); R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics Section I, Article 3; or 4735.18(A)(24). Great City Home Improvement also maintained a negative balance in the trust account in violation of R.C. 4735.18(A)(6), misconduct and failed to use the trust account for maintenance of all escrow funds, security deposits and other moneys received in a fiduciary capacity. This constitutes a violation of R.C. 4735.18(A)(6), misconduct. Further Great City Home Improvements also failed to maintain trust account records in compliance with O.A.C

1301:5-5-09(A). This constitutes a violation of R.C. 4735.18(A)(24) as that section incorporates OAC 1301:5-5-09(A).

Bonnie Helt-Adams, salesperson, Columbus, Ohio, had her license revoked, which commenced on April 4, 2012, for convictions in the United States District Court, Southern District of Ohio, of two felony offenses, specifically: conspiracy to commit bank fraud and wire fraud, in violation of Title 18 USC Sections 1343, 1344, and 1349; and conspiracy to obstruct justice, in violation of Title 18 USC Section 371. The felony convictions also constitute two violations of Revised Code Section 4735.18(A). The above conduct also constitutes 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, a violation of R.C. 4735.18(A)(6), as that section incorporates the Canons of Ethics, Section I, Article 2.

Damian Hileman, salesperson, Niles, Ohio, had his license revoked, which commenced on May 29, 2012, for conviction in the United States District Court, Northern District of Ohio, of one felony offense, specifically: wire fraud in violation of Title 18 USC Sections 1343. The felony conviction also constitutes a violation of Revised Code Section 4735.18(A).

Donald Lavoy, salesperson, Toledo, Ohio, as the result of an investigation of a formal complaint, had his license revoked, which commenced January 13, 2012, and he was required to pay a \$2,500.00 fine for engaging in misconduct when he failed to cooperate with an investigation in violation of Revised Code 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. Additionally, Mr. Lavoy failed to notify the commission of a change in personal residence address in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Revised Code 4735.14(D).

Jack Otto, broker, University Park, Florida, had his license revoked which commenced August 8, 2012, and was ordered to pay a \$3,000.00 fine for authorizing an Ohio licensed real estate salesperson to sign as the broker on Salesperson Transfer/Reactivation Applications. This conduct is a violation of R.C. 4735.18(A)(34), 4735.18(B) or 4753.18(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.

David Pirichy, salesperson, Burton, Ohio, had his license revoked, which commenced April 4, 2012, for convictions in the Cuyahoga County Court of Common Pleas of 4 felony offenses, specifically tampering with records in violation of R.C. 29.13.42. The

felony convictions also constitute four violations of Revised Code Section 4735.18(A). The above 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, in violation of R.C. 4735.18(A)(6), as that section incorporates the Canons of Ethics, Section I, Article 2.

Linas Puskorius, salesperson, Cleveland, Ohio, had his license revoked which commenced July 9, 2012, for conviction in the Cuyahoga County Court of Common Pleas of one felony offense, specifically telecommunications fraud, a violation of ORC 2913.05. The felony conviction also constitutes a violation of Revised Code Section 4735.18(A).

Anthony Viola, broker, Cleveland Heights, Ohio, had his license revoked which commenced on August 8, 2012, for convictions in the United States District Court, Northern District of Ohio, of 35 felony offenses, specifically: two counts of conspiracy, in violation of 18 USC Section 371 and thirty-three counts of wire fraud, in violation of 18 USC Section 1343. The felony convictions also constitute thirty-five violations of Revised Code Section 4735.18(A). The above 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, a violation of R.C. 4735.18(A)(6), as that section incorporates the Canons of Ethics, Section I, Article 2.

Daniel Weaver, salesperson, Westlake, Ohio, had his license revoked which commenced on August 8, 2012, for conviction in the United States District Court, Northern District of Ohio, of one felony offense, specifically Conspiracy to Commit Bribery Concerning Programs Receiving Federal Funds, a violation of 18 U.S.C. § 371. The felony conviction also constitutes a violation of Revised Code Section 4735.18(A).

Nikki Van Winkle, salesperson, Cincinnati, Ohio, had her license revoked which commenced August 29, 2012, for conviction in the United States District Court for the Southern District of Ohio of a felony offense, specifically: subscribing to a false income tax return, in violation of 26 USC Section 7206(1). The felony conviction also constitutes a violation of Revised Code Section 4735.18(A) and also constitutes a 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.

SUSPENSIONS, FINES, EDUCATION

Diane Adamson, salesperson, Stow, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 3 days, which commenced on February 13, 2012. She was also ordered to complete and submit to the Division proof of completion of 3 hours of additional education in ethics, 3 hours additional education in core law and

3 hours of additional education in agency for acting like a broker without a broker's license, in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Revised Code 4735.02 which provides that no person shall act as a real estate broker without being licensed as such under Chapter 4735. Further, Ms. Adamson failed to keep a copy of the multi-purpose addendum signed by the buyer, seller and both real estate salespeople in violation of Revised Code 4735.18(A)(24) and/or failed to provide a copy to the Division in the course of the investigation in violation of Revised Code 4735.18(A)(6), misconduct as it incorporates Section I, Article 3 of the Canons of Ethics for the Real Estate Industry.

Thomas Adamson, salesperson, Stow, Ohio, as the result of an investigation of a formal complaint, had his license suspended for 3 days, which commenced on February 13, 2012. He was also ordered to complete and submit to the Division proof of completion of 3 hours of additional education in ethics, 3 hours additional education in core law and 3 hours of additional education in agency for acting like a broker without a broker's license, in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Revised Code 4735.02 which provides that no person shall act as a real estate broker without being licensed as such under Chapter 4735. Further, Mr. Adamson failed to keep a copy of the multi-purpose addendum signed by the buyer, seller, and both real estate salespeople in violation of Revised Code 4735.18(A)(24) and/or failed to provide a copy to the Division in the course of the investigation in violation of Revised Code 4735.18(A)(6), misconduct as it incorporates Section I, Article 3 of the Canons of Ethics for the Real Estate Industry.

Andrew Balalovski, salesperson, Blacklick, Ohio, as the result of an investigation of a formal complaint, had his license suspended for 30 days, which commenced on February 13, 2012. He was also ordered to complete and submit to the Division proof of completion of 3 hours additional education in agency and the 10-hour sales post-licensure course. Mr. Balalovski failed to provide to the Division during its investigation, copies of correspondence demonstrating he presented two purchase offers in a timely manner in violation of Revised Code 4735.18(a)(6), misconduct, as that section incorporates Section I, Article I of the Canons of Ethics for the Real Estate Industry and 4735.18(A)(6), misconduct, as that section incorporates Section I, Article 3 of the Canons of Ethics for the Real Estate Industry. Additionally, Mr. Balalovski failed to disclose to his buyer that another potential buyer of the same property was his father and/or he failed to obtain the informed consent of this conflict in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section I, Article I of the Canons of Ethics for the Real Estate Industry and/or Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section II, Article 10 of the Canons of Ethics for the Real Estate Industry. Further, Mr. Balalovski did not furnish to the buyer at the time it was signed, a copy of the purchase offer in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Section I, Article 3 of the Canons of Ethics for the Real Estate Industry.

Connie Browning, salesperson, Maple Heights, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 15 days, which commenced on August

16, 2012. She was also ordered to complete and submit to the Division proof of completion of the 10-hour sales post-licensure course. Ms. Browning provided services that requires a real estate sales license when her license was suspended in violation of 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.

John Burgan, broker, Boardman, Ohio, as the result of an investigation of a formal complaint, was ordered to pay a \$1,000.00 fine and complete and submit to the Division proof of completion of 3 hours of additional education in agency and 3 hours of additional education in core law as well as the 10-hour broker post-licensure course. Mr. Burgan failed to include an expiration date in the listing agreement at the time the sellers signed the listing agreement in violation of R.C. 4735.181(A) as that section incorporates R.C. 4735.55(A)(1) and/or failed to have the sellers initial the listing dates added to the listing agreement after the sellers had signed the listing agreement in violation of R.C. 4735.18(A)(6). He also failed to provide the sellers a copy of the listing agreement that contained the listing dates. This conduct is in violation of R.C. 4735.18(A)(6). Finally, Mr. Burgan failed to provide a consumer guide to agency to his clients and/or failed to obtain the signature of his clients or failed to note that the sellers refused to provide a signature in violation of R.C. 4735.18(A)(9) as that section incorporates R.C. 4735.56(C).

Jill Calfee, salesperson, Broadview Heights, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 14 days which commenced on May 29, 2012 and was ordered to pay a \$600.00 fine for providing the property lock box code to her client which resulted in her client's unsupervised entry into the property. This conduct constitutes a failure to maintain and establish high standards of professional conduct and integrity in dealings with members of the public 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.

Adrienne Cooper, salesperson, Cincinnati, Ohio, as the result of an investigation of a formal complaint, was ordered to pay a \$400.00 fine and to complete and submit to the Division proof of completion of 3 hours of additional education in agency for failure to present the purchaser with an agency disclosure statement prior to preparing a purchase offer in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Revised Code 4735.58(A). Ms. Cooper also failed to provide the seller of the subject property an agency disclosure statement prior to presenting the buyer's purchase offer in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Revised Code 4735.58(A).

Ricky Deluca, broker, Wintersville, Ohio, as the result of an investigation of a formal complaint was fined \$200.00 for failing to properly fill out the agency disclosure statement in violation of Revised Code 4735.18(A)(6), misconduct.

Lonnie Gray, salesperson, Cincinnati, Ohio, as the result of an investigation of a formal complaint, had his license suspended for 15 days which commenced on August 29, 2012,

and was ordered to pay a \$500.00 fine as well as complete and submit to the Division proof of completion of 3 hours of additional education in ethics, 3 hours of additional education in core law and the 10-hour sales post-licensure course. Mr. Gray acted 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. He authorized or an entity not licensed under Chapter 4735, to act as an agent in the capacity of a real estate broker, or a real estate salesperson, who was not then licensed as a real estate broker or real estate salesperson under this chapter or who was not then operating as an out-of-state commercial real estate broker or salesperson under section 4735.022 of the Revised Code in violation of R.C. 4735.18(A)(34). Further, Mr. Gray collaborated with an unlicensed entity to receive a commission, deposit, payment, and/or management fee in connection with the property management of the subject property in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates 4735.21 which provides that no real estate salesperson shall collect any money in connection with any real estate whether as a commission, deposit, payment, rental, or otherwise, except in the name of and with the consent of the licensed real estate broker with whom they are licensed. Finally, Mr. Gray provided services that require a real estate sales license when his license was inactive in violation of 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 inactive. The above conduct, separately or in the aggregate, also constitutes 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 which provides that a licensee should endeavor to maintain and establish high standards of professional conduct. The above conduct, separately or in the aggregate, also constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 4 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should be knowledgeable of laws of Ohio pertinent to real estate.

Tod Grimm, salesperson, North Royalton, Ohio, as the result of an investigation of a formal complaint, had his license suspended for 10 days, which commenced on May 29, 2012 and was fined \$1,000.00 and ordered to complete and submit to the Division proof of completion of 3 hours of additional education in ethics and the 10-hour sales post-licensure course for directly collecting money in connection with real estate whether as a commission, deposit, payment, rental, or otherwise, and not in the name of his broker, in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.21. Mr. Grimm held himself out as an agent and/or representative for an unlicensed entity, when his license was affiliated with another real estate company in violation of R.C. 4735.18(A)(6) as that section incorporates Canons of Ethics for the Real Estate Industry, Section 1, Article 1, 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. Finally, Mr. Grimm failed to maintain and/or deposit rental deposits, security deposits and/or rent in his brokerage property management special or trust bank account in violation of R.C. 4735.18(A)(6) as that section incorporates O.A.C. 1301:5-5-11(F). The above conduct, separately or in the

aggregate, also constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates the canons of ethics, section 1, article 4, which provides that a licensee should be knowledgeable of the laws of Ohio pertinent to real estate and should keep informed of the changes in the statutes of Ohio affecting the duties and responsibilities of a licensee.

Lori Hair, salesperson, Massillon, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 3 days which commenced on July 9, 2012, and was ordered to pay a \$200.00 fine and submit to the Division proof of completion of 3 hours of additional education in agency and 3 hours of additional education in core law. Ms. Hair failed to properly complete the Agency Disclosure Form involving when she failed to identify the seller on the Agency Disclosure Form; failed to complete Section III of the Agency Disclosure Form; and/or failed to observe the buyer did not include a date with his signature on the Agency Disclosure Form. This conduct constitutes a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct. Following the buyer signing the Agency Disclosure Form she modified the Agency Disclosure Form in which she completed Section III and/or added a date adjacent to the buyer's signature. This conduct constitutes a violation of Ohio Revised Code Section 4735.18(A)(6), misconduct or Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Section I, 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.

Craig Harover, broker, West Union, Ohio, was ordered to pay a \$3,000.00 fine and complete and submit to the Division proof of completion of 3 hours of additional education in ethics and the 10-hour broker post-licensure course. Mr. Harover failed to maintain an accurate trust account ledger with respect to earnest money deposited into and/or disbursed from the brokerage trust account in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates O.A.C. 1301:5-5-9. He failed to maintain an accurate trust account ledger with respect to any money deposited into and/or disbursed from the brokerage trust account for closings where he acted as the closing agent in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates O.A.C. 1301:5-5-9. Finally, Mr. Harover failed to account for or remit money belonging to others in violation of Revised Code 4735.18(A)(5) when he failed to remit earnest money in a timely manner.

Mara Harperink, salesperson, Cincinnati, Ohio as the result of an investigation of a formal complaint, had her license suspended for 21 days which commenced on July 9, 2012 and was ordered to pay a fine of \$2,000.00 as well as complete and submit to the Division proof of completion of 3 hours of additional education in core law, 3 hours of additional education in agency and 3 hours of additional education in civil rights. Ms. Harperink entered into one or more property management agreements in which she signed in the capacity of broker when licensed as an Ohio real estate salesperson. This conduct is in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.02 which provides that no person shall act as a real estate broker without being licensed under Ohio Revised Code Chapter

4735. She also entered into one or more property management agreements in which she authorized or permitted Cincinnati Real Estate Developers LLC, an entity not licensed under Ohio Revised Chapter 4735, to act as an agent in the capacity of a real estate broker, or a real estate salesperson, who was not then licensed as a real estate broker or real estate salesperson under this chapter or who was not then operating as an out-of-state commercial real estate broker or salesperson under section 4735.022 of the Ohio Revised Code, in violation of Ohio Revised Code Section 4735.18(A)(34). Additionally, Ms. Harperink collaborated with an unlicensed entity, Cincinnati Real Estate Developers LLC, to receive a deposit, payment, and/or management fee in connection with the property management of one or more of the subject properties in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.21 which provides that no real estate salesperson shall collect any money in connection with any real estate whether as a commission, deposit, payment, rental, or otherwise, except in the name of and with the consent of the licensed real estate broker with whom they are licensed. Further, she collected a deposit, payment, and/or management fee in connection with property management in violation of Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Ohio Revised Code Section 4735.21 which provides that no real estate salesperson shall collect any money in connection with any real estate whether as a commission, deposit, payment, rental, or otherwise, except in the name of and with the consent of the licensed real estate broker with whom they are licensed.

Willie Jacobs, salesperson, Dayton, Ohio, as the result of an investigation of a formal complaint, was ordered to pay a \$500.00 fine and to complete and submit to the Division proof of completion of 3 hours of additional education in core law, 3 hours of additional education in ethics and 10 hours of additional education in the sales post-licensure 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. Mr. Jacobs also authorized or permitted an entity not licensed under Chapter 4735, to act as an agent in the capacity of a real estate broker, or a real estate salesperson, who was not then licensed as a real estate broker or real estate salesperson under this chapter or who was not then operating as an out-of-state commercial real estate broker or salesperson under section 4735.022 of the Revised Code in violation of R.C. 4735.18(A)(34). He collaborated with an unlicensed entity to receive a 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 which provides that no real estate salesperson shall collect any money in connection with any real estate whether as a commission, deposit, payment, rental, or otherwise, except in the name of and with the consent of the licensed real estate broker with whom they are licensed. The above conduct separately or in the aggregate, also constitutes 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 which provides that a licensee should endeavor to maintain and establish high standards of professional conduct. The above conduct also, separately or in the aggregate, constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates

Section 1, Article 4 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should be knowledgeable of laws of Ohio pertinent to real estate.

Jerry Jarvis, salesperson, Akron, Ohio, as the result of an investigation of a formal complaint, had license suspended for 3 days which commenced on March 5, 2012. He was also ordered to pay a fine of \$250.00 and to complete and submit to the Division proof of completion of 3 hours of additional education in core law and 3 hours of additional education in ethics for advertising he was associated with a particular real estate company on yard signs and/or in a publication found on the internet, when his license was with another real estate company in violation of Revised Code 4735.18(A)(3), Revised Code 4735.18(A)(6), misconduct and/or Revised Code 4735.18(A)(21), having published advertising, which was misleading or inaccurate in any material particular, as that section incorporates Ohio Administrative Code Rule 1301:5-1-02(B).

Matthew Joost, salesperson, Defiance, Ohio, as the result of an investigation of a formal complaint, was ordered pay a fine of \$1,000.00 and to complete and submit to the Division proof of completion of the 10-hour sales post-licensure course. In the course of representing a seller Mr. Joost failed to disclose to the purchaser, a material fact he had knowledge of regarding the location of the water meter. This conduct is in violation of Ohio Revised Code Section 4735.18(A)(9) as it incorporates Ohio Revised Code Section 4735.67(A), Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry and/or Ohio Revised Code Section 4735.18(A)(6), misconduct, as that section incorporates Section II, Article 7 of the Canons of Ethics for the Real Estate Industry.

Pamela Miller-Howard, salesperson, Dayton, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 30 days which commenced on August 8, 2012 and was ordered to complete and submit to the Division proof of completion of 3 hours of additional education in agency, 3 hours of additional education in core law and the 10-hour sales post-licensure course as well as pay a fine of \$250.00. After having the seller sign an exclusive right to sell agreement, Ms. Miller-Howard failed to exercise reasonable skill and care in representing her client and carrying out the responsibilities of the agency relationship in violation of R.C. 4735.18(A)(9) as that section incorporates R.C. 4735.62(A) and/or failed to perform the terms of that agreement in violation of R.C. 4735.18(A)(9) as that section incorporates R.C. 4735.62(B). In violation of R.C. 4735.18(A)(1), she knowingly made a misrepresentation when she signed the initials of the seller indicating his acceptance of the offer to purchase and then presented this offer to the lender. This conduct constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics, Section I, Article 1 for failing to 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. Further, Ms. Miller-Howard failed to act in a manner that was loyal to the interest of her client in violation of Revised Code Section 4735.18(A)(9) as that section incorporates Revised Code Section 4735.62(D), when she signed an exclusive right to sell agreement with the seller and then

submitted an offer to purchase with an Agency Disclosure Form that indicated you were only representing yourself as the buyer in the transaction. This conduct constitutes a violation of 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics, Section II, Article 10, which provides a licensee should not enter into an agency relationship with a party whose interests are in conflict with those of the licensee or another client represented by the licensee without fully disclosing the potential conflict and obtaining the informed consent of all parties. Prior to presenting the seller with the written offer to purchase, Ms. Miller-Howard failed to present and/or have the seller sign an agency disclosure statement signed by the purchaser in violation of R.C. 4735.181(A) as it incorporates R.C. 4735.58(A). Finally, in violation of R.C. Section 4735.18(A)(24), she failed to maintain complete and accurate transaction records for a period of three years when she provided to the Division a copy of the Exclusive Right to Sell Contract that contained different and/or additional language than the copy that the Complainant provided to the Division.

Sheree Nemenz, broker, Youngstown, Ohio, as the result of an investigation of a formal complaint, was ordered to pay a fine of \$200.00 and to complete and submit to the Division proof of completion of 3 hours of additional education in agency and 3 hours of additional education in core law for failure to present to the seller in a timely manner an offer to purchase. This conduct constitutes a violation of R.C. 4735.18(A)(6), misconduct or R.C. 4735.18(A)(9) as that section incorporates R.C. 4735.63(A)(2).

Jim Norbuta, salesperson, Chagrin Falls, Ohio, was ordered to pay a \$500.00 fine and to complete and submit to the Division proof of completion of 3 hours of additional education in core law and 3 hours of additional education in ethics for including an inactive licensee in one or more of the following items: yard signs; business cards; and/or advertisements found on websites. This conduct is in violation of Ohio Revised Code Section 4735.18(A)(3), Ohio Revised Code Section 4735.18(A)(21) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct.

Joan Norbuta, salesperson, Chagrin Falls, Ohio, was disciplined by public reprimand for assisting in giving the appearance she was an active Ohio real estate salesperson even though she was inactive when her name was included on yard signs, business cards and/or advertisements found on websites. This conduct is in violation of Ohio Revised Code Section 4735.18(A)(3), Ohio Revised Code Section 4735.18(A)(21) and/or Ohio Revised Code Section 4735.18(A)(6), misconduct.

Kenneth Parrott, broker, Dayton, Ohio, as the result of an investigation of a formal complaint, had his license suspended for 3 days, which commenced on May 1, 2012. He was also ordered to pay a \$500.00 fine and to complete and submit to the Division proof of completion of 3 hours of additional education in agency and 3 hours of additional education in core law for failure to disburse earnest money pursuant to Ohio Revised Code Section 4735.24. This conduct violates Ohio Revised Code Section 4735.18(A)(6), misconduct.

Shirley Pikus, salesperson, Canton, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 3 days which commenced on July 9, 2012, and was ordered to submit to the Division proof of completion of 3 hours of additional education in agency and 3 hours of additional education in ethics. In violation of R.C. 4735.18(A)(1), Ms. Pikus knowingly made a misrepresentation when she signed another's name indicating her acceptance of the listing agreement. This conduct also constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics, Section I, Article 1 for failing to 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.

Judith Pokorny, salesperson, Holland, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 21 days, which commenced on May 1, 2012. She was also ordered to pay a \$4,000.00 fine and to complete and submit to the Division proof of completion of the 10 hour sales post-licensure 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. Ms. Pokorny authorized or permitted LPJ Enterprises, LLC d.b.a. Show Homes Toledo, an entity not licensed under Chapter 4735, to act as an agent in the capacity of a real estate broker, or a real estate salesperson, who was not then licensed as a real estate broker or real estate salesperson under this chapter or who was not then operating as an out-of-state commercial real estate broker or salesperson under section 4735.022 of the Revised Code in violation of R.C. 4735.18(A)(34). She also advertised property as an agent and/or representative for Show Homes, an unlicensed entity, when her license was affiliated with another real estate company, in violation of R.C. 4735.18(A)(6) as that section incorporates Canons of Ethics for the Real Estate Industry, Section 1, Article 1, 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. Further, she collaborated with an unlicensed entity to collect and/or directly collected money in connection with real estate whether as a commission, deposit, payment, rental, or otherwise, and not in the name of her broker, in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.21. Finally, Ms. Pokorny failed to maintain and/or deposit rental deposits, security deposits and/or rent in your brokerage property management special or trust bank account in violation of R.C. 4735.18(A)(6) as that section incorporates O.A.C. 1301:5-5-11(F). The above conduct, separately or in the aggregate, constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 4 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should be knowledgeable of laws of Ohio pertinent to real estate.

David Printup, broker, Blacklick, Ohio, as the result of an investigation of a formal complaint, was also ordered to pay a fine of \$1,000.00 and to complete and submit to the Division proof of completion of 3 hours of additional education in core law and 3 hours

of additional education in agency for offering property for sale without the knowledge and consent of both of the owners, or the consent of the owners' authorized agent in violation of R.C. 4735.18(A)(20). Mr. Printup also failed to provide the brokerage policy on agency prior to marketing or showing the subject property in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.56(C).

Wendy Riek, salesperson, Moreland Hills, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 3 days, which commenced on January 11, 2012. She was also ordered to pay a \$500.00 fine and to complete and submit to the Division proof of completion of 3 hours of additional education in ethics for providing the lock box code to her clients which resulted in her clients' unsupervised entry into the property. This conduct constitutes a failure to maintain and establish high standards of professional conduct and integrity in dealings with members of the public in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 1.

Nathaniel Roane, salesperson, Northfield, Ohio, had his license suspended for 30 days which commenced April 4, 2012, 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 the 10-hour sales post-licensure 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. Mr. Roane also directly collected money in connection with real estate whether as a commission, deposit, payment, rental, or otherwise, and not in the name of his broker, in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.21. He also failed within a reasonable time to account for or remit money coming into his possession which belonged to another, in violation of Ohio Revised Code Section 4735.18(A)(5) and/or 4735.18(A)(6), misconduct as that section incorporates Section I, Article 1 of the Canons of Ethics for the Real Estate Industry. Further, Mr. Roane failed to reduce a property management agreement to writing in violation of R.C. 4735.18(A)(6) as that section incorporates Section II, Article 9 of the Ohio Real Estate Canons of Ethics for the real estate industry which provides that licensees, for the protection of all parties, should see that financial obligations and commitments regarding real estate transactions are in writing, expressing the exact agreement of the parties; and that copies of all agreements, at the time they are executed, are placed in the hands of all parties involved. Finally, he failed to keep complete and accurate records for three years, in violation of R.C. 4735.18(A)(24).

Roger Sexton, broker, Cincinnati, Ohio, as the result of an investigation of a formal complaint, was ordered to complete and submit to the Division proof of completion of 3 hours of additional education in agency. Mr. Sexton failed to list in the purchase contract or in an addendum to the purchase contract that he reduced his commission to help make up the difference between the appraised amount and the contract amount. This conduct constitutes a violation of Ohio Revised Code Section 4735.18(A)(14).

Greg Sommers, salesperson, Concord, Ohio, as the result of an investigation of a formal complaint, had his license suspended for 3 days, which commenced on May 29, 2012. He was also ordered to complete and submit to the Division proof of completion of 3 hours of additional education in ethics, 3 hours additional education in agency and pay a fine of \$250.00 for failing to provide a consumer guide to agency to purchasers, prior to discussing with them the making of an offer to purchase, or in the alternative, he failed to provide the Division during its investigation copies of the consumer guides provided to them or he failed to keep copies of the consumer guides which were provided to them. This conduct constitutes a violation of R.C. 4735.18(A)(9) as that section incorporates R.C. 4735.56(D)(4), Ohio Revised Code Section 4735.18(A)(6), misconduct as it incorporates Section I, Article 3 of the Canons of Ethics for the Real Estate Industry or Ohio Revised Code Section 4735.18(A)(24).

Amy Watt, salesperson, Troy, Ohio, as the result of an investigation of a formal complaint, was ordered to complete and submit to the Division proof of completion of 3 hours of additional education in agency and 3 hours of additional education in core law as well as pay a fine of \$250.00. Ms. Watt acted as a buyer's agent and prepared an offer to purchase for multiple clients without disclosing the potential conflict of interest and obtaining the informed consent of all of the parties. This conduct constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates the Canons of Ethics for the Real Estate Industry, Section II, Article 10. Prior to discussing with her client the making of an offer to purchase, she failed to obtain a signature acknowledging receipt of the consumer guide to agency or she failed to note on the consumer guide to agency that her client refused to provide a signature. This conduct constitutes a violation of R.C. 4735.18(A)(9) as that section incorporates R.C. 4735.56(D)(4). Further, Ms. Watt failed to present her client, the purchaser, with an agency disclosure statement prior to preparing a purchase offer on the subject property in violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates R.C. 4735.58(A).

S. Marvin Weisberger, salesperson, Cincinnati, Ohio, as the result of an investigation of a formal complaint, was ordered to pay a \$500.00 fine and to complete and submit to the Division proof of completion of 3 hours of additional education in ethics for failing to list in the purchase contract or in an addendum to the purchase contract that he would split his commission 50/50, in violation of Ohio Revised Code Section 4735.18(A)(14). Mr. Weisberger also executed an exclusive buyer agency contract that did not contain one or more of the following: an expiration date; fair housing language; 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(A)(1), 4735.55(A)(2) and/or 4735.55(A)(3).

Shjuana Williams, salesperson, Cincinnati, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 90 days which commenced on August 8, 2012 and was ordered to complete and submit to the Division proof of completion of 3 hours of additional education in core law and 3 hours of additional education in agency. Ms. Williams acted 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 authorized or permitted an entity not licensed under Chapter 4735, to act as an agent in the capacity of a real estate broker, or a real estate salesperson, who was not then licensed as a real estate broker or real estate salesperson under this chapter or who was not then operating as an out-of-state commercial real estate broker or salesperson under section 4735.022 of the Revised Code in violation of R.C. 4735.18(A)(34). This conduct, separately or in the aggregate, constitutes 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 which provides that a licensee should endeavor to maintain and establish high standards of professional conduct. This conduct, separately or in the aggregate, also constitutes a violation of R.C. 4735.18(A)(6), misconduct, as that section incorporates Section 1, Article 4 of the Canons of Ethics for the Real Estate Industry which provides that a licensee should be knowledgeable of laws of Ohio pertinent to real estate.

Debra Wright, salesperson, Cincinnati, Ohio, as the result of an investigation of a formal complaint, was ordered to pay a \$1,200.00 fine and to complete and submit to the Division proof of completion of 3 hours of additional education in ethics and 3 hours of additional education in core law for authorizing or permitting a person not licensed as a real estate broker or real estate salesperson to act in the capacity of a real estate broker or real estate salesperson in violation of R.C. 4735.18(A)(34). Ms. Wright collected deposits, payments and/or management fees in connection with property management in violation of R.C.4735(A)(6), misconduct, as that section incorporates 4735.21 which provides that no real estate salesperson shall collect any money in connection with any real estate whether as a commission, deposit, payment, rental or otherwise, except in the name of and with the consent of the licensed real estate broker with whom they are licensed. Further, Ms. Wright failed to reduce the maintenance or repair agreement to writing in violation of R.C.4735.18(A)(6) as that section incorporates Section II, Article 9 of the Ohio Real Estate Canons of Ethics for the real estate industry which provides that licensees, for the protection of all parties, should see that financial obligations and commitments regarding real estate transactions are in writing, expressing the exact agreement of the parties; and that copies of all agreements, at the time they are executed, are placed in the hands of all parties involved. She failed to include in advertising brochures the name of the broker or brokerage under whom she was licensed in violation of R.C. 4735.18(A)(21) as it incorporates R.C. 4735.16(8)(1). Finally, Ms. Wright failed to obey a subpoena issued to her by the Superintendent of the Division of Real Estate and Professional Licensing pursuant to the investigation in Case number 2009-781 in violation of Revised Code 4735.18(A)(6), misconduct, as that section incorporates Ohio Administrative Code 130 I :5-1-13 and/or failed to cooperate with the Division of Real Estate during an investigation in case number 2009-781 in violation of R.C.4735.18(A)(6), misconduct, as that section incorporates Canons of Ethics for the Real Estate Industry, Section I, 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. The above conduct described 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), as that section incorporates the Canons of Ethics, Section I, Article 2.

Joan Zarlenga, salesperson, Canfield, Ohio, as the result of an investigation of a formal complaint, was ordered to pay a \$1,000.00 fine, complete and submit to the Division proof of completion of 3 hours of additional education in agency and 3 hours of additional education in core law and well as the 10-hour sales post-licensure course. Ms. Zarlenga failed to include an expiration date in the listing agreement at the time the sellers signed the listing agreement in violation of R.C. 4735.181(A) as that section incorporates R.C. 4735.55(A)(1) and/or failed to have the sellers initial the listing dates added to the listing agreement after the sellers had signed the listing agreement in violation of R.C. 4735.18(A)(6). She also failed to provide the sellers a copy of the listing agreement that contained the listing dates. This conduct is in violation of R.C. 4735.18(A)(6). Finally, Ms. Zarlenga failed to provide a consumer guide to agency to her clients and/or failed to obtain the signature of her clients or failed to note that the sellers refused to provide a signature in violation of R.C. 4735.18(A)(9) as that section incorporates R.C. 4735.56(C).

UNLICENSED ACTIVITY

Aram Gosdanian and Abbeyhill Management, Columbus, Ohio, was ordered by the Ohio Real Estate Commission to pay a fine of \$5,000.00. **Mr. Gosdanian** a person not licensed under Ohio Revised Code Chapter 4735, did the following: for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation: rented, or leased or negotiated the rental or lease of the subject property; offered, attempted, and agreed to negotiate the rental or leasing of the subject property; managed or offered, or attempted to operate or manage the subject property; and/or held yourself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate. This conduct constitutes up to 641 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. **Abbeyhill Management**, a company not licensed under Ohio Revised Code Chapter 4735, did the following: for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation: rented, or leased or negotiated the rental or lease of the subject property; offered, attempted, and agreed to negotiate the rental or leasing of the subject property; managed or offered, or attempted to operate or manage the subject property; and/or held itself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate. This conduct constitutes up to 641 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.

Cincinnati Real Estate Developers, Cincinnati, Ohio, was ordered by the Ohio Real Estate Commission to pay a fine of \$5,740.00. Cincinnati Real Estate Developers LLC, a company not licensed under Ohio Revised Code Chapter 4735, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation: offered, attempted, agreed to negotiate the rental or leasing of the subject property; managed or offered, or attempted to operate or manage the subject property; and/or held itself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate. This conduct constitutes up to 287 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.

Integrity Real Estate and Property Management, Englewood, Ohio, was ordered by the Ohio Real Estate Commission to pay a fine of \$5,000.00 for up to 130 violations of 4735.02 of the Ohio Revised Code 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. Integrity Real Estate for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation: rented, or leased or negotiated the rental or lease of the subject property; offered, attempted, and agreed to negotiate the rental or leasing of the subject property; managed or offered, or attempted to operate or manage the subject property; held itself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate.

Laura Gau, Moraine, Ohio, was ordered by the Ohio Real Estate Commission to pay a fine of \$53,000.00. Ms. Gau for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation: rented, or leased or negotiated the rental or lease of the subject property; offered, attempted, and agreed to negotiate the rental or leasing of the subject property; managed or offered, or attempted to operate or manage the subject property; and/or held herself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate. This conduct constitutes up to 212 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.

Timothy Gravely, Lewis Center, Ohio, was ordered by the Ohio Real Estate Commission to pay a fine of \$5,000.00 for up to 973 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. Mr. Gravely for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation: rented or leased or negotiated the rental or lease of any real estate; offered, attempted, agreed to negotiate the rental or leasing of

any real estate; managed or offered, or attempted to operate or manage any building or portion of buildings to the public as tenants; and/or directed or assisted in the procuring of prospects or the negotiation of any transaction, other than mortgage financing, which does or is calculated to result in leasing or renting of any real estate.

Joseph Nagy, Westerville, Ohio, was ordered by the Ohio Real Estate Commission to pay a fine of \$5,000.00 for up to 973 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. Mr. Nagy, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation: rented or leased or negotiated the rental or lease of any real estate; offered, attempted, agreed to negotiate the rental or leasing of any real estate; managed or offered, or attempted to operate or manage any building or portion of buildings to the public as tenants; and/or directed or assisted in the procuring of prospects or the negotiation of any transaction, other than mortgage financing, which does or is calculated to result in leasing or renting of any real estate.

Show Homes, real estate company, Toledo, Ohio, was found by the Ohio Real Estate Commission to have for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation rented, or leased or negotiated the rental or lease of the subject property; offered, attempted, and agreed to negotiate the rental or leasing of the subject property; managed or offered, or attempted to operate or manage the subject property; held itself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate. This conduct constitutes up to 1,420 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. The Commission ordered that LPJ Enterprises, LLC dba Show Homes should seek to immediately be licensed as a real estate company and immediately employ a licensed broker with that real estate company.