

DISCIPLINARY ACTIONS

REVOCATIONS/PERMANENT SURRENDERS/RESIGNATIONS

ELIZABETH A. BEVEL, broker, Shaker Heights, Ohio, had her broker's license revoked for violating Revised Code 4735.18(A), when she was convicted in Cuyahoga County Court of Common Pleas, of a felony offense, specifically, telecommunications fraud. She was required to complete and to submit to the Division proof of completion of the 10 hour post license sales course for violating Revised Code 4735.18(A)(6), misconduct, as it incorporates Revised Code 4735.13(C) for failure to notify the Superintendent of her felony conviction within fifteen days of the conviction. Finally, she was found to have violated Revised Code 4735.18(A)(6), as it incorporates the Canons of Ethics, Section I, Article 2 for the felony conviction, but was permitted to retain her sales license, which would be suspended for 180 days.

BETSY BYERSMITH, salesperson, Sylvania, Ohio, as the result of an investigation of a formal complaint, had her license revoked for violating Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-1-13 and Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics, Section I, Article 3. Ms. Byersmith failed to obey a subpoena issued to her by the Superintendent of the Division of Real Estate and Professional Licensing pursuant to an investigation. In addition, Ms. Byersmith engaged in misconduct when she failed to cooperate with the investigation.

SHEILA R. CHAMP, salesperson, Dayton, Ohio, as the result of an investigation of a formal complaint, was fined a total of \$12,500.00 and had her license revoked for violating 2 counts of Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics, Section I, Article 1, 2 counts of Revised Code 4735.18(A)(5), and Revised Code 4735.18(A)(6) the Canons of Ethics, Section 1, Article 2. Ms. Champ represented to the fiancé of a potential buyer, that the buyer needed a certain money amount down payment, when such a down payment was not needed. She accepted money in relation to a real estate transaction and failed to deposit the money in her broker's trust account. She also failed to return the earnest money to the buyer. Ms. Champ also failed to provide her broker with copies of the transactional documents.

THOMAS J. CONNERS, JR., salesperson, Harrison, Ohio, had his license revoked for violating Revised Code 4735.18(A)(6) as it incorporates Revised Code 4735.02, when he acted as a broker without a broker's license. He was also required to complete and submit proof of the 10 hour post sales course for violating Revised Code 4735.18(A)(6), as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 1, when he engaged in business in the name of a brokerage with an inoperable real estate license due to the death of its broker. He was revoked for violating Revised Code 4735.18(A)(6), misconduct, as it incorporates R.C. 4735.21, and 2 counts of Revised Code 4735.18 (A)(6), one as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 1 and one as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 2, when he accepted an earnest money deposit and deposited the money into another brokerage's trust account, then inappropriately dispersed funds from the account. He was required to complete and submit proof of 3 hours of education in ethics for violating Revised Code 4735.18(A)(10), when he demanded a commission from a buyer without reasonable cause, to which he was not entitled. Finally, he was required to complete and submit proof of 3 hours of education in core law for violating Revised Code 4735.18 (A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article IV for the above aggregate conduct.

DISCIPLINARY ACTIONS

NANCY FARINACCI, salesperson, Aurora, Ohio, had her license resigned and she shall never reapply for licensure in Ohio, for violating Revised Code Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-1-13 and Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics, Section I, Article 3. Ms. Farinacci failed to obey a subpoena issued to her by the Superintendent of the Division of Real Estate and Professional Licensing pursuant to an investigation. In addition, Ms. Farinacci engaged in misconduct when she failed to cooperate with the investigation.

CYNTHIA J. LICHTENAUER, salesperson, Lancaster, Ohio, as the result of an investigation of a formal complaint, had her license revoked for violating Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-1-13, and/or Revised Code 4735.18(A)(24) and Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 3. Ms. Lichtenauer failed to obey a subpoena issued to her by the Superintendent of the Division of Real Estate and Professional Licensing pursuant to an investigation and failed to keep complete and accurate records of all transactions for a period of three years from the date of the transaction. In addition, she engaged in misconduct when she failed to cooperate with the investigation.

JEFFREY M. LIEBERMAN, broker, Columbus, Ohio, had his license revoked for violating 2 counts of Revised Code 4735.18(A), when he was convicted in the United States District Court for the Southern District of Ohio, of two felony offenses, specifically, conspiracy to commit wire fraud. He was also revoked for violating 2 counts of Revised Code 4735.18 (A)(6), as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 2, for 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.

JOHN E. MCGEE, salesperson, Englewood, Ohio, as the result of an investigation of a formal complaint, had his license revoked for violating Revised Code 4735.18(A)(6) as that section incorporates section 4735.02. Mr. McGee, as an inactive licensee, held himself out as a person with an active salesperson license; he offered, attempted, and/or agreed to negotiate the rental or leasing of properties; he listed, or offered, attempted or agreed to list properties for rent or lease; he collected and/or offered to collect rental information for purposes of referring prospective tenants to rental units or locations of such units and charged the prospective tenants a fee; and he managed or offered, or attempted to operate, or manage the properties.

TIMOTHY E. MEHLMAN, broker, Cincinnati, Ohio, as the result of an investigation of a formal complaint, was fined \$2,000.00 and had his license revoked for violating Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 1, when he engaged in activities which required a sales license when his license was affiliated with an inoperable sole proprietorship with a deceased broker, rendering his license inactive. He was revoked for violating Revised Code 4735.18(A)(6) as it incorporates Revised Code 4735.02 for the above conduct and for violating Revised Code 4735.18(A)(9) as it incorporates Revised Code 4735.62(A), when he prepared a purchase offer that failed to contain a financing contingency requiring the disclosure of financial statements of the seller. He was fined \$2,000.00 and had his license revoked for violating Revised Code 4735.18(A)(9) as it incorporates Revised Code 4735.62(A), when he had his client write the earnest money check deposit to the order of an inoperable sole proprietorship with a deceased broker and for violating

DISCIPLINARY ACTIONS

Revised Code 4735.18(A)(6), 4 counts of Revised Code 4735.18(A)(9), one as incorporates Revised Code 4735.62.(A) as it incorporates 4735.21 when he accepted an earnest money deposit from a potential buyer, while his license was affiliated with a sole proprietorship with a deceased broker. His license was revoked for violating Revised Code 4735.18(A)(9) as it incorporates Revised Code 4735.62(A) when he presented and negotiated the buyer's purchase offer to an entity that was not the owner of the property and for violating Revised Code 4735.18(A)(20) when he offered real property for sale or for lease without the knowledge and consent of the owner or the owner's authorized agent, or on any terms other than those authorized by the owner or the owner's authorized agent. He was fined \$200.00 and was required to submit proof of completion of 3 hours of education in agency for violating Revised Code 4735.18(A)(9) as it incorporates Revised Code 4735.56(D), after he reactivated/transferred his license he failed to provide the consumer guide to agency relationships to the purchaser. He was fined \$2,000.00 and had his license revoked for violating Revised Code 4735.18(A)(9) as it incorporates Revised Code 4735.62(D), when he failed to advocate for the return of the earnest money to his client, but instead, advocated for a portion of the earnest money to be applied towards the commission, which was contrary to the purchase contract. He violated Revised Code 4735.18(A)(10), when he demanded a commission from the buyer, without reasonable cause, to which he was not entitled and Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 1, when he accepted a payment of commission from the trust account for a property. Finally, he was revoked for violating Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 2 for the above conduct and revoked for violating Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article IV, for the above aggregate conduct.

ROBERT J. SHARPE, broker, Bedford Heights, Ohio, as the result of an investigation of a formal complaint, had his license revoked for violating Revised Code 4735.18(A)(6), misconduct, as it incorporates the Canons of Ethics, Section I, Article 3, when he failed to provide assistance 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. His license was also revoked for violating Revised Code 4735.18(A)(6) as that section incorporates Ohio Administrative Code 1301:5-1-13, for failing to obey a subpoena issued by the Superintendent and Revised Code 4735.18(A)(24), when he failed to keep complete and accurate records of all transactions for a period of three years from the date of the transaction.

VALERIE D. SHIELDS, salesperson, Cleveland, Ohio, had her license revoked for violating 2 counts Revised Code 4735.18(A), 2 counts of Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics, Section I, Article 2 and 1 count of Revised Code 4735.18(A)(6) as it incorporates Revised Code 4735.13(C). Ms. Shields was convicted in the Cuyahoga Court of Common Pleas, of two felony offenses, specifically, theft; aggravated theft. This conduct 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. Finally, Ms. Shields failed to notify the Superintendent of her felony convictions within fifteen days.

EDWARD ZAMARELLI, broker, Warren, Ohio, as the result of an investigation of a formal complaint, had his license revoked for violating Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-1-13, Revised Code 4735.18(A)(6), as it incorporates the

DISCIPLINARY ACTIONS

Canons of Ethics, Section I, Article 3, Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-5-24 and Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-5-11. Mr. Zamarelli failed to obey a subpoena issued to him by the Superintendent and engaged in misconduct when he failed to cooperate with the investigation. He failed to comply with an accommodation agreement and failed to provide an accounting to the owners of a property he managed.

ZAMARELLI REAL ESTATE , INC., corporation, Warren, Ohio, as the result of an investigation of a formal complaint, had its license revoked for violating Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-1-13, Revised Code 4735.18(A)(6), as it incorporates the Canons of Ethics, Section I, Article 3 and Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-5-11. The company failed to cooperate with an investigation and failed to provide an accounting to the owners of a property it managed.

SUSPENSIONS, FINES, EDUCATION

JAMES W. BLAKE, salesperson, Columbus, Ohio, as the result of the investigation of 5 formal complaints, had his license suspended for a total of 390 days, which commenced November 2, 2009, was fined a total of \$10,000.00, and was required to submit to the Division proof of completion of 3 hours of education in ethics, 3 hours of education in core law and 3 hours of education in property management. Mr. Blake was found to have violated 5 counts of Revised Code 4735.18(A)(6) as it incorporates Revised Code 4735.02, 5 counts Revised Code 4735.18(A)(6), misconduct, as it incorporates Revised Code 4735.21, 5 counts of Revised Code 4735.18 (A)(6), as they incorporate the Canons of Ethics for the Real Estate Industry, Section 1, Article 2, 1 count of Revised Code 4735.18(A)(9) as it incorporates Revised Code 4735.62(C), 5 counts of Revised Code 4735.18(A)(9), as it incorporates Revised Code 4735.56(D) and 5 counts of Revised Code 4735.18 (A)(6), as they incorporate the Canons of Ethics for the Real Estate Industry, Section 1, Article IV. Mr. Blake acted like a broker without a broker's license, collected deposits, payments, and/or management fees in connection with the property management of properties, failed to follow the lawful instructions of his client, when he attempted to purchase a property in the client's name, after he had been instructed not to purchase any more properties on the client's behalf, and failed to provide consumer guide to agency relationships to a purchaser.

MARK A. BRADLEY, salesperson, Dayton, Ohio, as the result of an investigation of a formal complaint, was fined \$500.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in agency and the 10 hour post-sales course, for violating Revised Code 4735.18(A)(4). Mr. Bradley acted as a dual agent in a transaction without the full knowledge and written consent of the parties

KATRENA K. EBERSOLE, salesperson, Byran, Ohio, as the result of an investigation of a formal complaint, was fined \$300.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in core law and 3 hours of education in agency, for violating Revised Code 4735.18(A)(6), as it incorporates Section 1, Article 1, of the Canons of Ethics for the Real Estate Industry, Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-6-06(C) and Revised Code 4735.18(A)(25). Ms. Ebersole failed to indicate the type of dual agency practiced on the Agency Disclosure Statement. She modified the Agency Disclosure Statement and/or maintained or made use of a modified Agency

DISCIPLINARY ACTIONS

Disclosure Statement and failed to provide a signed copy of the contract to the sellers at the time the contract was signed or in a timely manner.

CAROLINA M. FORTNER, salesperson, Chillicothe, Ohio, as the result of an investigation of a formal complaint, was required to complete and to submit to the Division proof of completion of 3 hours of education in core law and 3 hours of education in agency, for violating Revised Code 4735.18(A)(9), as it incorporates Revised Code 4735.63(A)(2). Ms. Fortner, with respect to an offer, failed to present the offer to the seller in a timely manner.

THOMAS G. FRANCE, salesperson, Strongsville, Ohio, as the result of an investigation of a formal complaint, was fined \$750.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in core law for violating Revised Code 4735.18(A)(9) as it incorporates Revised Code 4735.62(A) and Revised Code 4735.18(A)(6), as it incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry. Mr. France, after receiving a signed release from his client, the buyer, did not forward the release to the seller's agent until months later. Mr. France also, failed to have his client correct the date on a release, but proceeded to incorrectly date the mutual release himself.

WILLIAM THOMAS FREIBURGER, salesperson, Columbus, Ohio, as the result of an investigation of a formal complaint, was fined \$500.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in agency, 3 hours of education in ethics, 3 hours of education in core law, for violating Revised Code 4735.18(A)(6), as it incorporates Section 1, Article 1 of the Canons of Ethics for the Real Estate Industry. Mr. Freiburger, as a seller or agent of a seller, with respect to a property, failed to disclose to the purchasers that he was a licensed real estate agent until the closing of the transaction.

ANTONIO GIORDANO, salesperson, Worthington, Ohio, as the result of an investigation of a formal complaint, was fined \$2,500.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in ethics for violating Revised Code 4735.18(A)(6), misconduct, as it incorporates the Canons of Ethics, Section I, Article 1. Mr. Giordano failed 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, when he emailed his client a photograph with full frontal nudity. In addition, he was fined \$500.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in core law for violating Revised Code 4735.18(A)(20), after he continued to advertise a property on a website, when the listing agreement had expired.

YVONNE HONEYBRINK, salesperson, Worthington, Ohio, as the result of an investigation of a formal complaint, had her license suspended for 90 days, which commenced September 29, 2009, and was required to complete and to submit to the Division proof of completion of 3 hours of education in ethics, 3 hours of education in core law and 3 hours of education in agency. Ms. Honeybrink was found to have violated 6 counts of Revised Code 4735.18(A)(9) as it incorporates Revised Code 4735.62(A), when she failed to exercise reasonable skill and care in carrying out the responsibilities of an agency relationship when she signed her client's name to documents without the appropriate authority; had her client sign a blank agency disclosure statement, a bank lead based paint disclosure and a blank purchase contract. She also had

DISCIPLINARY ACTIONS

another client sign a blank agency disclosure statement and failed to have the lessor/seller sign a lease.

BRADFORD L. KITCHEN, broker, Columbus, Ohio, had his license suspended for 90 days, which commenced January 1, 2010, was fined \$10,000.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in ethics and the 10 hour post-broker course. Mr. Kitchen was found to have violated Revised Code 4735.18(A)(34), Revised Code 4735.18(A)(6) as it incorporates Revised Code 4735.20, Revised Code 4735.18(A)(6), as it incorporates Section 1, Article 2 of the Canons of Ethics for the Real Estate Industry and Revised Code 4735.18(A)(6), as it incorporates Section 1, Article 4 of the Canons of Ethics for the Real Estate Industry. Mr. Kitchen authorized or permitted a person not licensed as a real estate salesperson, to act in the capacity of a real estate salesperson, and paid a commission, fee, or compensation to this unlicensed person, for performing acts specified in Revised Code 4735.01.

LOUIS T. PARKER, salesperson, West Chester, Ohio, as the result of an investigation of a formal complaint, was fined \$1,000.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in agency, 3 hours of education in ethics, 3 hours of education in core law, for violating Revised Code 4735.18(A)(6), as it incorporates Revised Code 4735.21. Mr. Parker collected a commission in connection with the sale of a property, which the statute 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.

ROBERT J. RAGLIN, broker, Reynoldsburg, Ohio, as the result of an investigation of a formal complaint, was fined \$7,500.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in agency, 3 hours of education in ethics, 3 hours of education in core law and the 10 hour post-broker course. Mr. Raglin was found to have violated Revised Code 4735.18(A)(6), misconduct, as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 1, 4735.18(A)(6), misconduct, as it incorporates the Canons of Ethics for the Real Estate Industry, Section 1, Article 3 and Revised Code 4735.18(A)(24) as it incorporates Ohio Administrative Code 1301:5-5-09. Mr. Raglin failed to pay buyers a cash back on their purchase of a property after they participated in a company's "Home Buyer Cash Back Program. Finally, he failed to cooperate with the investigation of his case and failed to properly maintain his trust account records.

MICHAEL L. SMITH, salesperson, Columbus, Ohio, as the result of an investigation of a formal complaint, was fined a total of \$3,900.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in agency, 3 hours of education in ethics, and the 10 hour post licensure sales course, for violating Revised Code 4735.18(A)(9) as it incorporates Revised Code 4735.56(D). Mr. Smith failed to present or have his client sign a consumer guide to agency relationships prior to initiating a prequalification evaluation, requesting specific financial information. He violated Revised Code 4735.18(A)(6), misconduct, as it incorporates Revised code 4735.57 and Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1, when he failed to properly fill out the agency disclosure statement. He violated Revised Code 4735.18(A)(6) and a violation of Revised Code. 4735.18(A)(6), misconduct, as it incorporates the Canons of Ethics for the

DISCIPLINARY ACTIONS

Real Estate Industry Section II, Article 9, when; in connection with a lease/option agreement, he failed to set forth the financial obligations and commitments of the parties regarding a payment from his client to himself. Finally, he was found by the Commission to have violated Revised Code 4735.18(A)(6), misconduct, as it incorporates Revised Code 4735.62 and Revised Code 4735.18(A)(6) as it incorporates the Canons of Ethics for the Real Estate Industry Section I, Article 1, when he used his client's confidential information regarding payment of life insurance proceeds for his own benefit.

SMYTHE, CRAMER CO. dba HOWARD HANNA, corporation, Seven Hills, Ohio, as the result of an investigation of a formal complaint, was fined \$600.00 for violating two counts of Revised Code 4735.18(A)(6) as that section incorporates Ohio Administrative Code 1301: 5-1-06, when the company failed to notify a salesperson that their license was being returned to the Division. In addition, the company was fined \$1,000.00 for violating Revised Code 4735.18(A)(6) as it incorporates Revised Code 4735.13(A), when they conducted business at a location without a branch office license.

MICHAEL J. TABOR, salesperson, Mentor, Ohio, as the result of an investigation of a formal complaint, was required to complete and to submit to the Division proof of completion of 3 hours of education in core law and the 10 hour post-sales course for violating Revised Code 4735.18(A)(24). Mr. Tabor failed to keep complete and accurate records of all transactions for a period of three years from the date of the transaction.

KENNETH J. WORTKOETTER, broker, Byran, Ohio, as the result of an investigation of a formal complaint, was fined \$500.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in core law and 3 hours of education in agency for violating Revised Code 4735.18(A)(6), as it incorporates Section 1, Article 3 of the Canons of Ethics for the Real Estate Industry and Revised Code 4735.18(A)(6) as it incorporates Ohio Administrative Code 1301:5-6-06(C). The Commission found that Mr. Wortkoetter engaged in misconduct when he failed to cooperate with an investigation. In addition, they found that Mr. Wortkoetter modified the Agency Disclosure Statement and/or maintained or made use of a modified Agency Disclosure Statement.

STEPHEN M. YINGLING, salesperson, Beachwood, Ohio, as the result of an investigation of a formal complaint, was fined \$1,000.00 and was required to complete and to submit to the Division proof of completion of 3 hours of education in core law, for violating Revised Code 4735.18(A)(6), misconduct, as it incorporates the Canons of Ethics for the Real Estate Industry, Section II, Article 9. Mr. Yingling failed to place in writing, the exact agreement of the parties concerning when a prospective lessee/buyer could obtain the keys to a property and make physical changes.

UNLICENSED ACTIVITY

JANINE AQUINO, Worthington, Ohio, was found by the Commission to have violated 257 counts of Revised Code 4735.02, unlicensed activity, and was assessed a civil penalty in the amount of \$23,050.00. The Commission found that Ms. Aquino, when for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation; sold, exchanged, purchased real estate or negotiated the sale, exchange, purchase of real estate, offered; attempted, or agreed to negotiate the sale, purchase, or

DISCIPLINARY ACTIONS

exchange of real estate; listed, or offered, attempted or agreed to list real estate for sale, bought or offered to buy, sold or offered to sell or otherwise dealt in options on real estate; and advertised or held herself out as engaged in the business of selling, leasing, exchanging, or purchasing of real estate, without first being licensed under Revised Code Chapter 4735.

GEORGE GREGORY BERTISON, Heath, Ohio, was found by the Commission to have violated 656 counts of Revised Code 4735.02, unlicensed activity, and was assessed a civil penalty in the amount of \$36,000.00. The Commission found that Mr. Bertison, when for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation; held himself out as a person with an active salesperson license; offered, attempted, and agreed to negotiate the rental or leasing of real estate; listed, or offered, attempted or agreed to list real estate for rent or lease; offered, attempted, and agreed to negotiate the sale, exchange, or purchase of real estate; and/or listed, or offered, attempted or agreed to list real estate for sale, exchange, or purchase, without first being licensed under Revised Code Chapter 4735.

D & D RENTALS, Mansfield, Ohio, as the result of an investigation of a formal complaint, was found by the Commission to have violated 44 counts of Revised Code 4735.02, unlicensed activity, and was assessed a civil penalty in the amount of \$2,200.00. The Commission found that D & D Rentals, when for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation; offered, attempted, and agreed to negotiate the rental or leasing of the subject property; listed, or offered, attempted or agreed to list the subject property for rent or lease; managed or offered, or attempted to operate, manage the subject property; and held itself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate, without first being licensed under Revised Code Chapter 4735.

EARL ELLIOT, Southfield, Michigan, was found by the Commission to have violated 123 counts of Revised Code 4735.02, unlicensed activity, and was assessed a civil penalty in the amount of \$15,000.00. The Commission found that Mr. Elliot, when for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation; offered, attempted, or agreed to negotiate the sale, purchase, or exchange of real estate, listed, or offered, attempted or agreed to list real estate for sale; and advertised or held himself out as engaged in the business of selling, leasing, exchanging, or purchasing of real estate, without first being licensed under Revised Code Chapter 4735.

ESTATE GROUP OF OHIO, Ltd., Worthington, Ohio, was found by the Commission to have violated 15 counts of Revised Code 4735.02, unlicensed activity, and was assessed a civil penalty in the amount of \$10,000.00. The Commission found that the company, when for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation; sold, exchanged, purchased real estate or negotiated the sale, exchange, purchase of real estate; offered, attempted, or agreed to negotiate the sale, purchase, or exchange of real estate; listed, or offered, attempted or agreed to list real estate for sale; bought or offered to buy, sold or offered to sell or otherwise dealt in options on real estate, advertised or held itself out as engaged in the business of selling, leasing, exchanging, or purchasing of real estate, without first being licensed under Revised Code Chapter 4735.

DISCIPLINARY ACTIONS

DAVID SHARROCK, Mansfield, Ohio, as the result of an investigation of a formal complaint, was found by the Commission to have violated 108 counts of Revised Code 4735.02, unlicensed activity, and was assessed a civil penalty in the amount of \$5,400.00. The Commission found that Mr. Sharrock, when for another, for a fee, commission, or other valuable compensation or the expectation of a fee, commission, or other compensation; offered, attempted, and agreed to negotiate the rental or leasing of the subject property; listed, or offered, attempted or agreed to list the subject property for rent or lease; managed or offered, or attempted to operate, manage the subject property; and held himself out as engaged in the selling, exchanging, purchasing, renting, or leasing of real estate, without first being licensed under Revised Code Chapter 4735.