



# NORTH CAROLINA REAL ESTATE COMMISSION

# Real Estate Bulletin

Volume 21

1990

Number 3

## COMMISSION PROPOSES TO AMEND RULES

The North Carolina Real Estate Commission, pursuant to authority vested in it by the General Statutes of North Carolina, proposes to amend certain rules contained in Title 21, Chapter 58 of the North Carolina Administrative Code, to be effective February 1, 1991.

### License Applicants

The Commission proposes to amend Rule A.0301 to request that applicants for real estate licenses indicate their social security number in their applications for licensure.

### Brokers and Salesmen

The Commission proposes to amend Rule A.0503(a) and .0505 to change the annual license renewal fee to \$25 (now \$20).

### Appraisal Courses and Instructors

The Commission proposes to amend Rule C.0302(e) to require that persons possess education equivalent to any appraisal course that they wish to exempt.

The Commission proposes to amend Rule C.0308(a) to clarify that all instructors in pre-licensing/pre-certification residential courses must have completed appraisal education at least equivalent to that required for state-licensed and state-certified residential appraisers; and instructors of general appraiser courses must have education at least equivalent to the requirements for state-certified general appraisers. The rule as amended would also require that after July 1, 1991, residential course instructors must be either state-certified residential or state-certified general real estate appraisers.

### Applicants for Appraiser Licensure and Certification

The Commission proposes to amend Rule D.0302(c) to specify that a score of 75 is required in order to pass either the residential or general appraiser examination. (See *Appraisereport*).

### Real Estate Appraisers

The Commission proposes to amend Rule D.0402 to clarify that state-licensed and state-certified real estate appraisers must prominently display their appraiser licenses and certificates at their places of business.

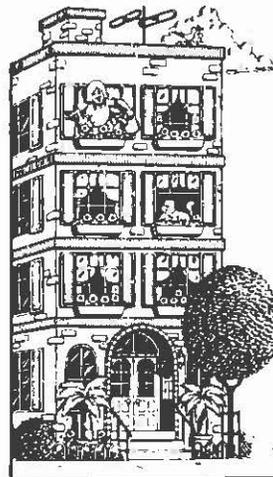
The Commission proposes to amend Rule D.0406(c) to require state-licensed and state-certified appraisers who sign appraisal reports prepared by persons under their supervision to

(Continued on page 2)

## COMMISSION NOTES

Commission Chairman **Grace T. Steed** has been reappointed by Governor Martin to the Real Estate Commission for a three-year term commencing August 1, 1990. Mrs. Steed served as Vice-Chairman of the Commission last year and is a former director of the National Association of Real Estate License Law Officials. She is associated with Britt Realty Company in Archdale.

The Real Estate Commission regrets to announce that Vice-Chairman **June P. Mooring** has relinquished her membership on the Real Estate Commission upon relocating her residence outside North Carolina. Mrs. Mooring was appointed to the Real Estate Commission by Governor Martin in 1987 and during her tenure has chaired and served on various Commission committees. Her friendship and commitment toward improving the level of professionalism in the real estate community will be greatly missed. □



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## COMMISSION STAFF UPDATE

The Real Estate Commission has added **Gary R. Caddell** and **Gloria A. Winston** to its Audits and Investigations staff. In addition to investigating consumer complaints they will also be performing random inspections and audits of real estate trust accounts.



Gary is a native of Ann Arbor, Michigan and a graduate of Michigan State University where he received a degree in Criminal Justice. After graduation, Gary was employed as an Investigator/Coroner with the Los Angeles County Coroner's office performing death scene investigations. He and his wife, Diane, then relocated to North Carolina where he was employed as a Security Coordinator at a large research facility.



Gloria is a Raleigh native. A graduate of North Carolina Central University with a degree in Criminal Justice, Gloria has had extensive experience in law enforcement, including approximately 5½ years as a police officer/agent and then Detective with the Arlington County (Virginia) Police Department. For the past two years, she was also deputized as a Special Agent by the Federal Bureau of Investigations.



Sammye G. Isenhour has been employed by the Real Estate Commission as a Legal Secretary. Sammie is a graduate of Peace College in Raleigh with a Secretarial and Accounting Degree, and has had nine years' administrative and clerical experience in insurance, government contracting, college admissions, trucking and recruiting.

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## REAL ESTATE BULLETIN

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### NORTH CAROLINA REAL ESTATE COMMISSION

1313 Navaho Drive  
P.O. Box 17100  
Raleigh, North Carolina 27619-7100  
Phone 919/733-9580  
James G. Martin, Governor

### COMMISSION MEMBERS

Grace T. Steed ..... Randleman  
Chairman  
Gilbert L. Boger ..... Mocksville  
Patrice P. Carter ..... Charlotte  
Patricia B. Casey ..... Carolina Beach  
Elmer C. Jenkins ..... Blowing Rock  
J. Edward Poole ..... Spring Lake

Phillip T. Fisher  
Executive Director

Larry A. Outlaw ..... Dir. Education/Lic.  
L. Ted Gayle ..... Dir. Audits/Inv.  
Mary Frances Whitley ..... Dir. Admin.  
James E. Poole, Jr. .... Dir. Appraiser  
Lic./Cert.  
Thomas R. Miller ..... Legal Counsel  
Spec. Dep. Attorney General  
Blackwell M. Brogden, Jr. .... Dep. Lgl.  
Counsel  
Miriam J. Baer ..... Asst. Lgl. Counsel  
Marilyn E. Tomei ..... Assoc. Lgl. Counsel  
Hill Zollicoffer ..... Information Off.  
Anita R. Burt ..... Cons. Prot. Officer  
Ann R. Britt ..... Exam/Lic. Officer  
Evelyn Johnston ..... Education Officer

## EXAM RESULTS

	Passed	Failed
August 1990		
Brokers	68	89
Salesmen	210	256
September 1990		
Brokers	130	67
Salesmen	388	240

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License examinations are administered monthly in Asheville, Charlotte, Durham, Fayetteville, Greenville, Raleigh, Wilmington and Winston-Salem.

## SENIOR INVESTIGATOR RODOLPH HILL RETIRES



Veteran Commission Investigator Rodolph Hill has announced his retirement effective January 1, 1991 after more than 20 years' service with the Real Estate Commission.

Prior to his employment in 1969 by the Real Estate Commission (then the Real Estate Licensing Board), Rodolph was a Police Lieutenant with the City of Kinston. Rodolph brought to the Commission more than 16 years' experience in law enforcement and numerous diplomas and certificates from law enforcement and related courses. Since joining the Real Estate Commission staff, Rodolph has earned his real estate broker's license, been designated by the National Association of Real Estate License Law Officials as a Certified Real Estate Investigator, and has received numerous letters of commendation from licensees and consumers alike.

The Real Estate Commission expresses to Rodolph its sincere appreciation for his long and faithful service and extends to him and his wife, Dorothy, its best wishes for a most enjoyable and well-deserved retirement. □

## STAFF UPDATE

(Continued from page 1)



Accounting Technician Paula L. Lassiter has been promoted to the position of Accountant succeeding Karen Pearce who accepted employment with the N.C. Housing Finance Agency. A resident of Four Oaks, Paula was employed by the Real

Estate Commission while attending Meredith College in Raleigh. In December, 1989 Paula received a degree in Business with a concentration in Accounting. She has since joined the Commission staff on a full-time basis while preparing for her final two sections of the CPA examination.

The Commission is also pleased to announce the promotion of Vickie U. Jordan to the newly created position of Audits and Investigations Secretary. Formerly a secretary in the Commission's Legal Division, Mrs. Jordan will now provide support to Audits and Investigations Director L. Ted Gayle and his seven-member staff. □

## MONTHLY TRUST ACCOUNT SHORT COURSE

### DATES

November 6, 1990

December 11, 1990

All Raleigh courses start at 1:00 p.m. and end at approximately 4:30 p.m.

To register for the course, telephone the Real Estate Commission Office (919-733-9580) at least 10 days prior to the course and ask for the Education Department. Please have your real estate license number (if any) handy! Registrations will be confirmed in writing giving registrants more detailed information concerning the location of the course.

## PROPOSED RULES

(Continued from page 1)

accept full responsibility for the content of such reports; and Rule .0406(d) to specify that appraisal reports issued in connection with federally related transactions must be in writing.

The Commission proposes to amend Rules D .0408 and .0409 to require state-licensed and state-certified real estate appraisers to comply with all provisions of Rule .0406 (Appraisal Reports) with regard to appraisals performed by unlicensed and uncertified assistants and by other state-licensed and state-certified appraisers acting under their supervision.

Any person interested in the Commission's proposals may present oral or written comments at a public rulemaking hearing to be held at 1:00 p.m. on November 7, 1990 at the Real Estate Commission Office, 1313 Navaho Drive, Raleigh, North Carolina. Written comments not presented at the hearing should be delivered by the hearing date to the North Carolina Real Estate Commission Office, P.O. Box 17100, Raleigh, North Carolina 27619-7100.

This the 25th day of October, 1990. □

# PROPERTY MANAGER MAILING LIST

To improve communications with persons engaged in leasing and managing real estate, the Real Estate Commission is compiling a list of property management/leasing firms and individuals. If you perform any property management services either as your primary real estate activity or in conjunction with your sales or other real estate operations (or you know someone who does) and your name does not appear on the following list, please complete and return this form to the N.C. Real Estate Commission, P.O. Box 17100, Raleigh, North Carolina 27619-7100, Attention: Mrs. Jordan.

Name: \_\_\_\_\_ License # \_\_\_\_\_

Company name/address: \_\_\_\_\_

\_\_\_\_\_

Adrian Investment Associates-Charlotte  
 Allen, Jayne-Concord  
 Allstate Management Corporation-Columbia  
 Alverson, Bobby-Burlington  
 Aman, Nancy-Yaupon Beach  
 Ammons, Katie C.-Sanford  
 Anderson, Bill-Greensboro  
 Anderson, Jeffrey D.-Charlotte  
 Anderson, Jeffery D.-Charlotte  
 Andrews, Jack J.-Raleigh  
 Andrews, Junius J.-Raleigh  
 Apperson, John S.-Charlotte  
 Apple, Cynthia -Greensboro  
 Argyle Place Apartments-Statesville  
 Armistead, Katherine P.-Raleigh  
 Arney, Jeri K.-Charlotte  
 Austin, Susan A.-Hatteras  
 Baer, Richard-Kill Devil Hills  
 Ball, Benjamin K.-Morehead City  
 Bailey, T. Ed-Raleigh  
 Bailey, C. A.-Winston Salem  
 Bain, Bill-Rocky Mt.  
 Baker, B. Richard-Charlotte  
 Balcor Property Management-Charlotte  
 Baldwin, Louis B., Jr. -Winston Salem  
 Baldwin, Louis B.-Winston Salem  
 Ballard, Mabel S.-Black Mtn  
 Banks, John-Winston Salem  
 Barbee, H. Michael-Charlotte  
 Barger, Bobby C.- Mooresville  
 Barker, William T.-Raleigh  
 Barker, Douglas-High Point  
 Barker, Donna-Gastonia  
 Barrere, Eileen-Winston Salem  
 Barton, Bernard R.-Jacksonville  
 Bass, Jennie P.-Raleigh  
 Bass, William C.-Arden  
 Bass, Ralph L.-Chapel Hill  
 Bastic, Jim-Durham  
 Batten, Mary H.-Emerald Isle  
 Batten, James A.-Emerald Isle  
 Bayer, Alice J.-Havelock  
 Beal, Curtis Wilson-Charlotte  
 Bean, Della P.-Greensboro  
 Beasley, Janice C.-Charlotte  
 Benchmark Realty-Cleveland  
 Benfield, Darren-Charlotte  
 Benson, Jean P.-Smithfield  
 Benton, Edwin S.-Wilson  
 Berryhill, L. David (Jr.)-Charlotte  
 Bissell, Howard C.-Charlotte  
 Blackstone, J. Whit-Washington

Blalock, William R.-Charlotte  
 Bland, Edwin H.-Raleigh  
 Block, Catherine-Chapel Hill  
 Bodsford, Bill F.-Kernersville  
 Boggs, James B.-Denton  
 Bolton, H. W. (Jr.)-Danville  
 Boncek, Susan B.-Kill Devil Hills  
 Bone, Anne T.-Rocky Mount  
 Boone, Albert Edward-Rocky Mount  
 Bootwright, Sheila S.-Edenton  
 Boswell, Walter B.-Rocky Mount  
 Bouchard, J. Alfred-Asheville  
 Bourke, Francis P.-Raleigh  
 Bowman, Julie-Atlanta  
 Boyd, Linwood G.-Williamston  
 Branch, Connally-Greenville  
 Brantley, Joe-Greensboro  
 Brantley, Jack-Winston Salem  
 Bray, Joanne-Greensboro  
 Brinkley, James B.-Raleigh  
 Britt, Dennis E.-Raleigh  
 Brookhill Village, Inc.-Charlotte  
 Brooks, Vicki J.-Sanford  
 Brown, Harry G.-Charlotte  
 Brown, George -Winston Salem  
 Brown, Judi-Jacksonville  
 Brown, Carolyn Campbell-Charlotte  
 Brown & Glenn Realty Invest.-Charlotte  
 Bryant, Jerry W.-Greensboro  
 BT Properties Corp.-Charlotte  
 Buchke, Connie C.-Kill Devil Hills  
 Buck, William S.-Nags Head  
 Buckingham Place Apartments-Concord  
 Bunce, Betty-Lexington  
 Burgess, Melody A.-Charlotte  
 Burgess, Pete-Greensboro  
 Burgess, Pete R.-Greensboro  
 Bussinger, Brenda-Burlington  
 Butler, Jacqueline L.-Jacksonville  
 Byrd, Richard Elliott, III-Raleigh  
 Byrd, Margery A.-Boone  
 Cafferty, Margaret-Kill Devil Hills  
 Calibre Company of NC-Charlotte  
 Cambridge Apartments-Charlotte  
 Camp, Elwood H. (III)-Nashville  
 Campbell, James R.-Holden Beach  
 Campbell, Jerry-Raleigh  
 Cardinal Industries-College Park  
 Cariss, G. Donald-Raleigh  
 Carocon Corporation-Charlotte  
 Carpenter, Lana-Swansboro  
 Carr, George-Greensboro

Carrigan, Karen-Charlotte  
 Carter, Robert E.-Raleigh  
 Carter & Associates-Charlotte  
 Carter, Carolyn-Winston Salem  
 Carty, Mary Symmes-Greensboro  
 Casey, Walker L.-Raleigh  
 Cassidy, Evelyn-Roanoke  
 Caudle, Linda F.-Concord  
 Caudle, Barbara-Winston Salem  
 Cedar Greene Apartments-Charlotte  
 Cedarwood Apartments-Rock Hill  
 Ceria, Barbara J.-Fayetteville  
 Charlotte Woods-Charlotte  
 Charter Properties, Inc.-Charlotte  
 Cheek, David-Winston Salem  
 Christian, Joe H.-Beaufort  
 Christopher, Anita-Raleigh  
 Clapp, Carolyn W.-Burlington  
 Clark, Helen H.-Brevard  
 Clark, Joseph L.-Greensboro  
 Clark, Helen-Cedar Mountain  
 Clark, Joseph L.-Greensboro  
 Clark, Mitchell G.-Charlotte  
 Clarke, Steve-Greensboro  
 Clay, Lewis H.-Asheville  
 Clayton, Norma-Brevard  
 Clifton, Harvey D.-Wilmington  
 Cline, Caldwell (Jr.)-Charlotte  
 Cobb, Irvin W.-Charlotte  
 Cochran, Thomas F.-Charlotte  
 Coffeen, Tom-Highlands  
 Coleman, James D.-Wilmington  
 Coliseum Apartments-Charlotte  
 Collins, Diana L.-Gastonia  
 Collins, James F.-Greensboro  
 Connell, Charles A.-Raeford  
 Collins, Michael E.-Charlotte  
 Cooper, Mabel J.-Poplar Branch  
 Cooper, Mary Ann-Waynesville  
 Cornerstone Capital Assoc.-Charlotte  
 Cotton, Terry T.-Raleigh  
 Covert, Margaret W.-Sanford  
 Covington, Jack-Winston Salem  
 Crabtree, James W.-Nags Head  
 Cranfill, Olin-Clemmons  
 Cranford, Larry W.-Wilmington  
 Crawford, Don W.-Kings Mountain  
 Crawford, George J.-Raleigh  
 Creasy, Ron-Winston Salem  
 Crider Company-Charlotte  
 Cridlebaugh, E. C.-High Point  
 Crosland Properties-Charlotte

## (Continuation of Property Manager List)

Crum, Danny R.-Greensboro  
Crum, Diane-Greensboro  
Crum, Dan-Greensboro  
Crusan, Alan B.-Charlotte  
Current, Michael E.-Winston Salem  
D.J.T. Properties-Charlotte  
Dailey Management-Winston Salem  
Dale, Donald L., Jr.-Wilson  
Dallas, Amelia W.-Eden  
Daniel, Jack Wyatt-Charlotte  
Daniel Assets, Ltd.-Charlotte  
Danis, Marilyn-Fayetteville  
Darby Terrace Apartments-Charlotte  
Daseke Management Co.-Charlotte  
Daseke Management Corp.-Dallas  
David Drye Company-Concord  
Davis, Sue K.-Gastonia  
Davis, Carol W.-Charlotte  
Davis, Priscillo J.-Fayetteville  
Davis, Kenneth L.-Franklin  
Dean, Frederick F., Jr.-Raleigh  
Dean, Betsy-Charlotte  
Deitchley, Kathleen M.-Charlotte  
Dellinger, Lisa-Greensboro  
Dew, Harold P.-Raleigh  
Deweese, Chrystle B.-Thomasville  
Dinkins, June-Winston Salem  
Dirr, Chris-Winston Salem  
Dixon, Rebecca H.-Greensboro  
Douglas, Stephen T.-Charlotte  
Douglas, David R.-Charlotte  
Douthit, Charles E.-Raleigh  
Drake Apartments-Matthews  
Dranguet-Helmer, Inc.-Dallas  
Drucker & Faulk-Charlotte  
Dudick, Patricia R.-Franklin  
Duke, Peggy P.-Raleigh  
Dunaway, James R.-Charlotte  
Duraleigh Woods Apts.-Raleigh  
Durham, James M.-Raleigh  
Durham, Mary-Charlotte  
Dwelle, John Myers (Jr.)-Charlotte  
Eargle, William R.-Saluda  
Ed Johnson Remodeling-Statesville  
Ediger, Mel-Charlotte  
Elbert Associates-Charlotte  
Eldridge, Richard A.-Stanley  
Elliot, Jonathan-Fayetteville  
Elliott, Dorothy P.-High Point  
Ellison, Sally-Oxford  
Ellison, John-Charlotte  
Ellison Properties Group-Charlotte  
Erwin, Carol W.-New Bern  
Etchison, William E. (Jr.)-Charlotte  
Everson, Reese-Fayetteville  
Faircloth, Vernon L.-Charlotte  
Farmer, Lyston E. (Jr.)-Charlotte  
Farr, Janice A.-Kill Devil Hills  
Felton, James S.-Thomasville  
Ferguson, Michael E.-Waynesville  
Ferrell, Vernon, Jr.-Winston Salem  
Fewster, Geraldine Levy-Charlotte  
Fielding, Rosalyn-Winston Salem  
Fields, Renee-Greensboro  
Fields, Susan L.-Greensboro  
Finch, Kevin Patrick-Charlotte  
Finley, Karen P.-Raleigh  
First Property Mgmt.-Charlotte  
First Colony Group, Ltd.-Charlotte  
Fisher, Robert T.-Chapel Hill  
Fisher, Gordon J.-Chapel Hill  
Flanagan, Michael C.-Charlotte  
Flinchum, Teresa-Blacksburg  
Fogelman Properties-Memphis  
Fogelman Management-Atlanta  
Folsom Investments-Dallas  
Forehand, Karen-Charlotte  
Forest Associates-Morganton  
Forest Properties-Greensboro  
Forester, Kenneth P. (Jr.)-Charlotte  
Foster, James B.-Greensboro  
Fountain, Suzanne-Raleigh  
Fowler, Robert L.-High Point  
Fowler, B. C.-High Point  
Fowler, Robert L.-High Point  
Foxfire Apartments-High Point  
Frazier, Kathrine L.-Durham  
Fryar, Hal-Rocky Mount  
Funk, Larry O.-Nags Head  
Funk, Larry-Nags Head  
G.M.D. Corporation-Raleigh  
Gaddis, Linda-Greenville  
Gaddy, Charles W.-Raleigh  
Gade, Elouise-Durham  
Gardner, Lyle D.-Raleigh  
Garland, William J.-Banner Elk  
Garren, Kittridge-Brevard  
Garrett, Patricia F.-Greensboro  
Garrison, Arthur D. (Jr.)-Greensboro  
Garrison, Virginia L.-Greensboro  
Garwood, Bob L.-Clemmons  
German, Daniel E.-Durham  
Gibson, Paul E.-Charlotte  
Gillis, Tanya-Decatur  
Ginger Hale Real Estate-Roanoke Rapids  
Glenn, Cambridge F., II-Durham  
Glenn, Joseph C.-Raleigh  
Goings, W. Clarence-Winston Salem  
Goodwin, Joseph M.-Lake Lure  
Gowdy, Donald H.-Greensboro  
Graber, Rod-Charlotte  
Graber, Rodney J.-Charlotte  
Grant, June E.-Asheville  
Grantham, Marcella W.-Red Springs  
Grantham, Marcella W.-Red Springs  
Grass, Carolyn H.-Raleigh  
Gray, W. Preston-Charlotte  
Gray, John T.-Charlotte  
Great Atlantic Agency-Charlotte  
Greenberg, Daryl A.-Davidson  
Gregg, Richard L.-Charlotte  
Gregory, Charles B.-Franklin  
Grooms, Joseph, Jr.-Davidson  
Grubbs, Cromer R., Jr.-Winston Salem  
Guard-Green, Elizabeth F.-Greensboro  
Guin, Faye C.-Henderson  
Gulledge, Charles M.-Charlotte  
Gundy, Doretha K.-Charlotte  
Gunter, Elizabeth L.-Durham  
Guth, Anita-Charlotte  
Guthrie, Susan L.-Fletcher  
Haile, James E. (Jr.)-Hendersonville  
Hall, Fran-Greensboro  
Hammond, Nancy-Lumberton  
Hampton, Don -King  
Hampton at Quail Hollow-Charlotte  
Hanner, Rebecca B.-Raleigh  
Hanover Company, The-Houston  
Hanson, Sandra-Durham  
Hardee, Curt-Fayetteville  
Hardy, Carolyn-Winston Salem  
Harlon East Properties-Raleigh  
Harris, Mildred L.-Wilmington  
Hartsell, Robert-Winston Salem  
Haswell, Peter R.-Wilmington  
Hawthorne Management Co.-Charlotte  
Head, Suzanne J.-Kill Devil Hills  
Headen, Frank L.-Charlotte  
Hedgecock, Rebecca F.-High Point  
Henderson, Mary Ann-Brevard  
Henderson, Perrin Q.-Charlotte  
Henley, Jean E.-Durham  
Henry, Debbie-Cary  
Heritage Woods Apts.-High Point  
Hill, Pat-Greensboro  
Hill, Chancle L. R. (Jr.)-Rock Mount,  
Hill, Lloyd L.-Murfreesboro  
Hobbs, Homer C.-Hendersonville  
Hodge, James E.-Charlotte  
Hofer, Mary Carol-Rock Hill  
Hoffman, Sue-Raleigh  
Holmes, Robert L. (Jr.)-Charlotte  
Holoman, Michael R.-Greensboro  
Holton, Joyce-Winston Salem  
Home Realty & Management Co.-Charlotte  
Honeycutt, Willie-Winston Salem  
Hoover, Gloria J.-Pineville  
Hopkins, Rick-Charlotte  
Hopkins, Rick L.-Charlotte  
Horne, Ivonia H.-Charlotte  
Houck, Ron-Fayetteville  
Howey Company-Charlotte  
Hubsch, Robert-Charlotte  
Hunter, Beverly A.-Greensboro  
Hunter, Beverly-Greensboro  
Hurst, Sandra B.-Jacksonville  
Inscoe, Bobby L.-Durham  
Iredell Properties, Inc.-Statesville  
Italian Investment Co.-Charlotte  
J. S. Proctor Co., The-Charlotte  
J. W. Renegar-Matthews  
J. Watts Roberson Co.-Gastonia  
Jackson, Sally M.-Asheville  
Jacques Miller-Charlotte  
Jagger Company, The-Charlotte  
Jamestown Management Corp.-Decatur  
Jamison Real Estate-Charlotte  
Jarvis, Diane-Corolla  
Jeffrey, Gary L.-Durham  
Jensen, Mary Ann-Fayetteville  
Jensen, Cynthia C.-Wilmington  
JMB Property Management-Charlotte  
John Ivester Company-Charlotte  
Johnson, Michael C.-Charlotte  
Johnson, Phillip W.-Winston Salem  
Johnson, Harold P., Sr.-High Point  
Johnson, Tom F.-Winston Salem  
Johnson, Thomas F.-Winston Salem  
Johnson, Linda L.-Raleigh  
Johnson, Harold P.-High Point  
Johnstown Management Co.-Charlotte  
Jones, James H.-Winston Salem  
Jones Properties-Charlotte  
Jones, Betty-Greensboro

## (Continuation of Property Manager List)

Joyce, Sunny K.-Goldsboro  
Joyner, David L.-Raleigh  
Jurczynsky, Chris-Charlotte  
Kane-Weaver Properties Co.-Greensboro  
Kates, Martha -Winston Salem  
Keenan Company-Columbia  
Keith, J. Lloyd-Charlotte  
Kellar, Jerry L.-Gastonia  
Kellar, Jerry L. (Jr.)-Gastonia  
Kelley, Steve C.-Winston Salem  
Kelley, Thomas M.-Winston Salem  
Kelly, Ted E.-Winston Salem  
Kennedy, Durwood-Mount Olive  
Kerr, Kay S.-Greensboro  
Keyes, Kenneth S.-Highlands  
Kidd, Deborah Johnson-Raleigh  
Killian & Associates-Charlotte  
Kimmey, Norman S.-Hendersonville  
King, Thomas M. (Jr.)-Fleetwood  
Kiser, David M.-Charlotte  
Kitchens, John C., Jr.-Raleigh  
Knight, Ernest-Greensboro  
Knight Austin Corp.-Charlotte  
Kolton, Charles G.-Charlotte  
Korman, David D.-Durham  
Krasky, Thomas B.-Cary  
Kropf, Dana-Charlotte  
Kuester, Faison (Jr.)-Charlotte  
Kuester Properties, Inc.-Charlotte  
Lake Norman Co., Inc., The-Davidson  
Lamperski, Walt-Greensboro  
Lamperski, Walter J.-Kernersville  
Laney, Neill M.-Wilmington  
Largell, James W.-Charlotte  
Lashley, Steven H.-Charlotte  
Lassiter, Diane -Carrboro  
Lattis, Marilyn A.-Chapel Hill  
Laurens Properties-Charlotte  
Lawing, Robert W.-Charlotte  
Lawing, T. R., Jr.-Charlotte  
Lawing, Thomas R. (Sr.)-Charlotte  
Lawrence, L. Brent-Raleigh  
Learoyd, Robert W.-Raleigh  
Ledie Management Group-Memphis  
Leeseberg, Randall K.-Topsai Beach  
Leeseberg, Phillip K.-Topsai Beach  
Lerner and Company-Charlotte  
Lexington Group, Inc.-Charlotte  
Lilley, James P.-Chapel Hill  
Lincoln Properties Co.-Greensboro  
Lloyd, Thelma-Greensboro  
Lochte, George-Whispering Pines  
Logan, Robert B.-Goldsboro  
Lohr, Donald K.-Lexington  
Long, Arden A.- Mooresville  
Long, A. Anne-Mooresville  
Long, Elsie F.-Carolina Beach  
Longworth, Vickie-Greensboro  
Lowry, Susan P.-Kitty Hawk  
Loyd, Larry A.-Charlotte  
Ludwig, James E.-Charlotte  
Lundin, Una-New Bern  
LVG Properties, Inc.-Charlotte  
Lynch, William J.-Aurora  
M. I. Schottlenstein-Charlotte  
Mackorell, Jane S.-Morganton  
MacLamroc, Alton D.-Salisbury  
MacLamroc, Ryan D.-Salisbury  
Mahlum, Thomas O.-Jacksonville  
Malan, Eileen C.-Southern Pines  
Mallard, Aaron L.-New Bern  
Management Financial Services, Inc.-  
Statesville  
Management & Investment Corp.-Charlotte  
Manor, Robert S.-Kernersville  
Marblehead, Inc.-Charlotte  
Marion Company-Charlotte  
Marion Bass Properties-Charlotte  
Marsh, J. V.-Ararat  
Marsh, Joyce N.-Eden  
Marsh, Gene-High Point  
Marsh Realty-Charlotte  
Marshall, Russ-Greensboro  
Marshall, Russell E.-Charlotte  
Marshall, Mary Beth Coxey-Charlotte  
Marshall/Bishop Mgmt. Co.-Charlotte  
Martire, Donald V.-Carolina Beach  
Massengill, Sandra F.-Raleigh  
Massey, David-Burlington  
Mathews, Frank B.-Charlotte  
Matsakides, Nick-Greensboro  
Mattoon, Jane-Brevard  
Maxey, Richard E., Jr.-Winston Salem  
Mayo, Mary Louise-Sanford  
McCollum, Margaret-Fayetteville  
McCoy, H. V.-Greensboro  
McCraw, Jerry-Greensboro  
McCrary, Lucille-Eden  
McGill, Philip B.-Chapel Hill  
McMurtrey, Roberta S.-Emerald Isle  
McNeill, Betty B.-Goldsboro  
McRae, Theodore R.-High Point  
MECA Properties-Charlotte  
Meck, David L.-High Point  
Meeks, Andy-Greensboro  
Melnik, Alexander-Forest City  
Melton, John T.-Charlotte  
Mendelhall, Ed-High Point  
Merritt, Jim-Greensboro  
Messick, Patricia L.-Winston Salem  
Mezias, Fred David-Jacksonville  
Michaels, Robert B.-Gastonia  
Midgette, Barbara A.-Buxton  
Millard, Pamela J.-Selma  
Miller, Richard-Winston Salem  
Miller, Richard-Winston Salem  
Miller, Jean-West End  
Millis, Eddie R.-Charlotte  
Milne, Lillianna-Charlotte  
Minnick, Joy S.-Black Mountain  
Misty Woods Apts.-Charlotte  
Mitchell, James R.-Hickory  
Moon, R. Dennis-Winston Salem  
Moore, Linda R.-Charlotte  
Moore, Carol A.-Elizabethtown  
Morgan, Whit-New Bern  
Morgan, Brenda-Winston Salem  
Morgan, Sam-Winston Salem  
Morgan, Alton C.-Winston Salem  
Morningside Apartments-Charlotte  
Morosani, George W.-Asheville  
Morrison and Company-Charlotte  
Mulligan, Darla-Winston Salem  
Munden, Josh-Rocky Mount  
Murco, Inc.-Monroe  
Murray Properties-Dallas  
Murrell, Richard E.-Charlotte  
National Realty Management, Inc.-Charlotte  
National Realty Mgmt., Inc.-Charlotte  
Neari, Philip Gerald-Winston Salem  
Neely, Harold Scott-Statesville  
Neher, W. Richard-Cary  
Neighborhood Housing Serv. of Charlotte-  
Charlotte  
Nelson, Paula A.-Fayetteville  
Newcomb, Allan R.-Charlotte  
Newton, Patricia O.-Jacksonville  
Nichols, R. William-Cashiers  
Nicholson, James-Charlotte  
Northpoint-Oxford Assoc.-Winston Salem  
Nowell, Edith-Wendell  
O'Briant, Mark-Julian  
Oakley, Susan L.-Greensboro  
Oakley, Susan L.-Greensboro  
Ockuly, Eugene J.-Jacksonville  
Ogburn, Samuel C., Jr.-Winston Salem  
Osborne, H. Douglas-Greensboro  
Osborne, Hugh D.-Greensboro  
Ovenden, Carolyn H.-Charlotte  
Overton, Chambers, II-Highlands  
Overton, Ashley C.-Greensboro  
Owens, Dick-High Point  
Oxford Management Co., Inc.-Charlotte  
P. D. Limited-Davidson  
Pace, Robert P.-Wilmington  
Paragon Group-Charlotte  
Parfiit, Helen B.-Pinehurst  
Parham, Sam-Rocky Mount  
Paschal, Ronald L.-Charlotte  
Patrick, Lynn-Charlotte  
Patterson, Ronald L.-Burlington  
Patton, C. R.-Durham  
Patton, C. Richard-Durham  
PCI Management, Inc.-Christianburg  
Peartree Apartments-Charlotte  
Peele, Anne A.-Rocky Mount  
Pennington, Robert-Charlotte  
Peppertree Apts.-Charlotte  
Percival, C. Robert-Charlotte  
Percival, Robert H.-Charlotte  
Percival, C. Robert-Charlotte  
Percival, Robert H.-Charlotte  
Peterson, Ernest O.-Hendersonville  
Peterson, Ernest-Asheville  
Pettyjohn, Glenn-Winston Salem  
Pfaff, Bill-Winston Salem  
Phipps, Billy F.-Greensboro  
Phoenix Management Serv.-Raleigh  
Pittman, Ernest H.-Charlotte  
Pizzuti, Jennifer-Corolla  
Placentino, Pete-Greensboro  
Pond, Marshal C.-Charlotte  
Porter, Wendy J.-Charlotte  
Powell, Martha B.-Washington  
Powers, Pamily T.-Hendersonville  
Prescott, Josiah P., Jr.-Emerald Isle  
Pressley, Robert M.-Charlotte  
Price, Mary A.-Stanley  
Pringle, James L.-Fayetteville  
Proctor, Bo-Charlotte  
Property Co. of America-Atlanta  
Quail Hollow Apartments-Charlotte  
R & S Management Company-Taylorsville  
Raleigh Rental & Maintenance-Greensboro  
Rasheed, Anne-Banner Elk  
Rawls, Patricia-Washington  
Rayborn, Rianne L.-Charlotte

## (Continuation of Property Manager List)

Realty Unlimited Rentals-Charlotte  
Redding, Earl Wayne-Pfafftown  
Regency-Windsor Mgmt., Inc.-Vero Beach  
Rehm, Thomas J.-Fayetteville  
Resources Property Mgmt. Corp.-Atlanta  
Reule Realty Corp.-Charlotte  
Reutlinger, Stephanie-Kitty Hawk  
Rhyne, Malcolm S., III-Charlotte  
Rice, Gordon A.-Havelock  
Richardson, O. Len-Charlotte  
Richardson, Phil-Winston Salem  
Riggan, Jasper S. (Jr.)-Raleigh  
Riggs, Thomas W.-New Bern  
Riverbirch Apartments Assoc.-Charlotte  
Roach, George H., Jr.-Greensboro  
Robertson, Karrie K.-Greensboro  
Roethlinger, Paul-Greensboro  
Rogers, T. Hugh-Waynesville  
Rollerson, June K.-Kitty Hawk  
Rollins, Carolyn Phipps-Fayetteville  
Ross, Rebecca K.-Cherryville  
Rucker, George-Avon  
Rudd, Clyde-Greensboro  
Ruskin, Jodie-Wilmington  
Russ, Ted-Greensboro  
Sample, Gaye W.-Winston Salem  
Sandlwood Apartments-Charlotte  
Sarvis, Peggy R.-Southern Pines  
Saunders, Thomas M. (Jr.)-Morehead City,  
Scarlett, Hilda B.-Graham  
Scarlett, Hilda-Graham  
Scott, John R. (Jr.)-High Point  
Scott, Walter (III)-Charlotte  
Searcy, Squire L.-Charlotte  
Sears, John C.-Raleigh  
Sentry Properties-Austin  
Shannon Properties, Inc.-Charlotte  
Shaw, Frank B.-Portsmouth  
Shearer, Susan C.-Jacksonville  
Shelter Management Group-Charlotte  
Shelton-Page Properties-Concord  
Shepard, Vernon J.-Greensboro  
Shockley, Rowe-Charlotte  
Shumaker, Mark-Charlotte  
Siegal, Barry-Greensboro  
Simanek, David-Greensboro  
Simmons, Robin-Charlotte  
Simpson, Steve M.-Raleigh  
Sisson, E. N.-Asheville  
Skibinski, Sandy-Raleigh  
Slagle, Brenda-Charlotte  
Slater, Bob-Charlotte  
Sloan, V. Dale-Chapel Hill  
Slope Apartments-Charlotte  
Small, Tom L.-Concord  
Smith, W. Griswold-Greensboro  
Smith, Brenda W.-Raleigh  
Smith, James E.-Durham  
Smith, Hyman L.-Havelock  
Smith, Geoffrey S. (Jr.)-Fayetteville  
Smith, Jane W.-Lumberton  
Smith, Forrest C.-Winston Salem  
Smith, Mary Ann-Wilmington  
Smithdeal, Foss T., III-Winston Salem  
Smylie, David H.-Charlotte  
Sobol, Chester T.-Black Mtn  
Soles, Richard L.-Durham  
Soles, Rachel-Carolina Beach  
Southeastern Property Advisory-Columbia  
Southern, Charles-Greensboro  
Southern Real Estate-Charlotte  
Southfield Properties-Greensboro  
Spach, Lucy C.-Winston Salem  
Spell, Arnold R. -Durham  
Spiesberger, John W.-Fayetteville  
Stanford, Alton-High Point  
Staples, James T.-Statesville  
State Street Partners, Inc.-Greensboro  
Steed, J. Dwight (Jr.)-Asheboro  
Stephens, Larry-Greensboro  
Stephenson, M. Durwood-Smithfield  
Stephenson, Gail M.-Highlands  
Stevens, Sherry B.-Goldsboro  
Stevens, Richard-Dillsboro  
Stewart, Philip J., Jr.-Winston Salem  
Stewart, Samantha L.-Wilmington  
Stewart, Nancy D.-Emerald Isle  
Stokes, James M.-Hendersonville  
Stokes, Anne-Hendersonville  
Stover, Barbara-Charlotte  
Strawcutter, Ellen T.-Lumberton  
Stroud, T. Moody, Jr.-Greensboro  
Stroud, Solomon A., Jr.-Research Triangl  
Park,  
Summit Realty Group, Inc.-Charlotte  
Summit Management-Charlotte  
Sunset Village Townhouses-Charlotte  
Sutton, Fred I., Jr.-Kinston  
Swartwood, Slater W.-Durham  
Synco Properties, Inc.-Charlotte  
T. R. Lawing Realty-Charlotte  
Talbot, Lawrence C.-Charlotte  
Tantilla Villas Apartments-Charlotte  
Tarlton, James V.-Hickory  
Tauer, Carolyn J.-Greensboro  
Taylor, Larry R.-Winston Salem  
Taylor, John R., Jr.-Greensboro  
Taylor, George A., Jr.-Franklin  
Taylor, Elbert L.-Asheville  
Taylor, John R. (Jr.)-Greensboro  
Tedder, Myra-Raleigh  
Thiel, Barbara K.-Charlotte  
Thomas, Bernard H.-Lexington  
Thomas, James Rex-Raleigh  
Thomas, Pam -Jacksonville  
Thompson, Allon H.-Charlotte  
Thompson, Allen K.-Raleigh  
Thompson Management, Inc.-Charlotte  
Thompson, Demus L.-Atlantic Beach  
Thompson, Mark-Winston Salem  
Thornburg, Michael K.-Hickory  
Thorne, Jessie M.-Tarboro  
Tidewater Investment-Norfolk  
Tillman, Brenda-Greensboro  
Tillotson, Kimberly J.-Charlotte  
Tolin, Wade-Cape Carteret  
Trammell Crow Residential-Charlotte  
Triana, Rudy J.-Maggie Valley  
Trollinger, Thomas A.-Asheboro  
Tronco, Joseph A.-Charlotte  
Tucker, Dianne M.-Carolina Beach  
Tucker, James H.-Carolina Beach  
Tucker, Thomas O.-Carolina Beach  
Turner, Carson R.-Mt. Pleasant  
Van Hoy, Ronald J., Sr.-Raleigh  
VanBuren, Vicki B.-Winston Salem  
Vernum, Marsha A.-Elizabethtown  
Villages @ Forest Ridge Apts.-Charlotte  
VMS Realty Partners-Charlotte  
Vogler, Rachel-Burlington  
Waddell, R. Alvin-Charlotte  
Waggoner, Julius-Salisbury  
Wahl, Thomas B.-Burnsville  
Wallace, Victor-Salisbury  
Walsh Corporation, The-Charlotte  
Ward, Janette-New Bern  
Ward, Don M., Sr.-Charlotte  
Ward, Linda M.-Greenville  
Ward, Tina T.-Kitty Hawk  
Ward, Barbara E.-Wilson  
Warren, Leigh B.-Charlotte  
Waters, Don-Raleigh  
Watson, Jan-Kitty Hawk  
Watson-Melcher, Sharon-Raleigh  
Watts, John-Germanton  
Wax, Julia B.-Emerald Isle  
Wax, Mark E.-Emerald Isle  
Weatherspoon, Jeff N.-Raleigh  
Weaver Realty Company-Greensboro  
Weeks, Hassell-Rocky Mount  
Welch, John-Charlotte  
West, Laurette W.-Durham  
Wester, W. Dan, Jr.-Henderson  
Wester, William D.-Henderson  
Wheeler, William W.-Nags Head  
White, Sue D.-Greensboro  
White, Deborah C.-Kitty Hawk  
White, Robert H.-Chapel Hill  
White, Harold-High Point  
Whitlock, Linda -Raleigh  
Whitlock, Jane-Mocksville  
Wiktorek, William A.-Charlotte  
Wilkins, Charles S., Jr.-Greensboro  
William Trotter Company-Charlotte  
Williams, Leshia-Greensboro  
Williams, Craven (Dr.)-Raleigh  
Williams, Lanier-Winston Salem  
Wills, Thomas T.-Fayetteville  
Wilson, Deborah J.-Burnsville  
Wilson, Mary M.-Wrightsvill Beach,  
Wilson, Grey A.-Raleigh  
Wilson, Thomas M.-Charlotte  
Winslow, Nancy B.-Edenton  
Withrow Capital, Inc.-Charlotte  
Wood, Denise A.-Research Triangl Park,  
Woodard, Paula L.-New Bern  
Woods, Pattie-Winston Salem  
Woodstone Apartments-Charlotte  
Woody, Walter R., Jr.-Roxboro  
Worley, Jesse-Selma  
Worth, Hal V., III-Raleigh  
Wrenn, Alexander E.-Greensboro  
Wright, William E.-Charlotte  
Wright, Betsy C.-Chapel Hill  
Wyatt, Dan-Winston Salem  
Wynne, Patricia Underwood-Charlotte  
York, A. Robert-Asheville  
York, G. Smedes-Raleigh  
York, George S.-Raleigh  
Young, Cynthia-Charlotte  
Young, Virginia P.-Kill Devil Hills  
Young, H. Fields, III-Shelby  
Yount, Alex H.-Kitty Hawk  
Younts, Sibyl-Mayodan  
Zealy, Samuel H., Jr.-Greensboro

## Byrd Reappointed to Appraisal Committee

The Real Estate Commission is pleased to announce the reappointment of Robert L. Byrd, Jr. (Mount Pleasant) as a member of the Real Estate Appraisal Committee. Mr. Byrd's new term commenced October 1 and will expire June 30, 1991 at which time all members of the Appraisal Committee will be appointed by Governor Martin and the N.C. General Assembly.

The Commission commended Mr. Byrd on his valuable contributions to the real estate appraiser program during his previous one-year term.

## Change In

### Appraiser Qualification Requirements

On September 4, the [Federal] Appraisal Subcommittee advised the Real Estate Commission that certain provisions of North Carolina's appraiser licensing and certification program were inconsistent with federal requirements. At issue were those provisions designed and intended to accommodate the special needs of those appraisers in North Carolina who may not strictly satisfy the specific education and experience criteria established in Washington for state-licensed and certified appraisers.

Recognizing that failure to comply with the federal requirements could seriously jeopardize the interests of real estate appraisers, agents, consumers, and other related groups, the Commission and the Appraisal Committee reluctantly agreed to make the necessary conforming revisions in its policies including the policy whereby the Commission and Committee had agreed to accept appraisal experience in lieu of the required education.

Notices concerning the details of this and other policy changes were furnished to all persons on the Commission's Appraiser Mailing List. Persons desiring further information are invited to contact the Appraisal Division at the Commission office.

## Education/Examination

1,577 persons attended the nine Appraiser Examination Preview Seminars sponsored by the Commission and the Appraisal Committee in Raleigh, Greensboro, Charlotte, Asheville, Winston-Salem, Wilmington, and Fayetteville from June 8-August 7. The Commission was gratified by the glowing comments received from the participants of the seminars which were conducted by Drs. Dennis S. Tosh and Jeffrey D. Fisher....

....Fifty persons attended an Appraisal Instructor Workshop sponsored by the Real Estate Commission. The two-day workshop was held on August 27-28 in Raleigh for persons who have been requested by Commission-approved schools to instruct appraisal prelicensing and pre-certification courses. The workshop featured presentations by real estate educator George Bell and Dr. Jeffrey D. Fisher....

....Following a comprehensive study involving forty practicing North Carolina real estate appraisers from a variety of appraisal education and experience backgrounds, the Real Estate Appraisal Committee recommended and the Commission approved setting the passing score for the residential and general appraiser licensing and certification examinations at 75%, and the time allowed to sit for the examinations at 4 1/2 hours. The study was conducted under the supervision of Dr. Kinnard White from the University of North Carolina-Chapel Hill School of Education.

Appraiser examinations will be administered beginning October 22 in Raleigh and October 23 in Winston-Salem. □

# SUBDIVISION STREETS CAN BE DEAD END FOR DEVELOPERS AND AGENTS

by  
Blackwell M. Brogden, Jr.  
Deputy Legal Counsel

The Real Estate Commission frequently receives letters and telephone calls from consumers complaining that real estate brokers and salesmen have made misrepresentations concerning the maintenance of subdivision streets. Sometimes the brokers and salesmen are the developers of the subdivision and sometimes they are acting as agents of the developer.

Did you know that if you have conveyed lots (either as a developer or grantor) in a subdivision that was created after October 1, 1975, you have an obligation to create streets that meet the standards of the North Carolina Department of Transportation? According to N.C.G.S. 136-102.5, "prior to entering any agreement or any conveyance with any prospective buyer, the developer and seller shall prepare and sign, and the buyer of the subject real estate shall receive and sign an acknowledgement of receipt of a separate instrument known as the subdivision street disclosure statement [emphasis added]." Furthermore, the disclosure statement

"shall fully and completely disclose the status (whether public or private) of the street upon which the house or lot fronts." Different certifications are required in the statement for private streets, public streets, streets inside municipal boundaries, and certain subdivisions abutting the lakes on the Catawba River.

Willful failure to comply with the statute is a misdemeanor and can also subject you to disciplinary action by the Real Estate Commission whether you are acting as a developer or as agent for the developer. Consequently, if you are responsible for advertising or selling lots in a subdivision which was created after October 1, 1975, you should make a thorough inquiry regarding the issues of road maintenance and distribution of disclosure statements. Furthermore, if you are acting as the developer of a subdivision, you should consult with legal counsel for assistance in preparing the disclosure statement. □

## ERRORS AND OMISSIONS INSURANCE

Among the many issues now being studied by the Real Estate Commission is the question of whether North Carolina real estate brokers and salesmen should maintain errors and omissions insurance coverage as a condition for active license status. The Commission has noted that five states (Kentucky, Tennessee, Louisiana, Iowa, and Rhode Island) have enacted legislation requiring real estate licensees to maintain errors and omissions (E&O) insurance to indemnify consumers for losses sustained as a result of their careless or negligent acts. Other states are considering similar legislation.

Generally, the legislation requires the real estate licensing agency to contract with an insurance carrier for a group policy to cover all licensees; however, licensees may obtain insurance independently so long as it is comparable to the agency's policy. The policy normally provides for \$100,000 coverage, a \$2,500 deductible, and premiums not exceeding \$100 per year [Note: If the agency is unable to obtain insurance at premiums of \$100 or less, licensees are not required to be insured that year.] Persons whose licenses are on inactive license status are

not required to obtain insurance, and licensees on active status who fail to obtain such coverage are placed on inactive status.

The North Carolina Real Estate Commission recognizes that there are both advantages and disadvantages to requiring errors and omissions insurance. It would be advantageous to persons who buy, sell, or lease real estate using the services of a real estate broker or salesman because it would give them recourse to the broker or salesman's insurance provider in the event the consumer is damaged by the negligent acts of the agent. Likewise, brokers and salesmen could also benefit by such a requirement. Licensees who currently purchase E&O insurance would probably realize a savings in premiums if the Commission were to arrange for a group policy for all licensees, and licensees who have not previously purchased E&O insurance would be better protected against losses sustained as a result of lawsuits alleging negligent or careless acts.

The obvious disadvantage would be the in-

(Continued on page 8)

## ERRORS AND OMISSIONS INSURANCE QUESTIONNAIRE

1. Have you purchased real estate errors and omissions insurance for yourself?  
 Yes  No If so, what is your annual premium? \$ \_\_\_\_\_
2. Have you purchased real estate errors and omissions insurance for other real estate licensees associated with your firm?  Yes  No If so, how many licensees are covered?  
\_\_\_\_\_ What is your annual premium per person \$ \_\_\_\_\_
3. Please list below the name/address of the insurance agency from which you purchased the policy:  
\_\_\_\_\_  
\_\_\_\_\_

Clip and return to N.C. Real Estate Commission, P.O. Box 17100, Raleigh, NC 27619-7100, Attention: Administrative Secretary.

# DISCIPLINARY ACTION

*Penalties for violations of the Real Estate License Law and Commission Rules and Regulations vary depending upon the particular facts and circumstances present in each case. Due to space limitations in the Bulletin, a complete description of such facts cannot be reported in the following Disciplinary Action summaries.*

**JANICE H. BARKER (Charlotte)** - By Consent, the Commission suspended Ms. Barker's salesman's license for 30 days effective September 1, 1990. The Commission then suspended its Order. The Commission found that Ms. Barker had incompetently prepared an offer to purchase by inserting a provision requiring title to be conveyed by a full warranty deed and then including a clause which was inconsistent with this provision whereby the parties were to enter into a lease purchase agreement. Ms. Barker neither admitted nor denied any misconduct.

**JAMES M. BATTLE (Sanford)** - The Commission suspended Mr. Battle's broker's license for one year effective August 1, 1990. The Commission then suspended its Order and placed Mr. Battle on probation for one year. The Commission found that Mr. Battle had participated in unlawful discrimination in the sale of real estate in violation of the North Carolina Fair Housing Act.

**LEE F. CARTER (Avery County)** - By Consent, the Commission suspended Mr. Carter's broker's license for two years effective August 15, 1990. Ten months of the suspension are to be active and fourteen months on probation. The Commission found that Mr. Carter had, as a Broker-In-Charge of a real estate office, allowed an unlicensed person to perform acts for which a real estate license is required; had allowed the name of a real estate salesman under his super-

vision to be included in a real estate advertisement without disclosing Mr. Carter's name or the name of the firm with which the salesman was associated; and had failed to properly maintain transaction records.

**CHARLOTTE RELOCATION, INC. (Charlotte)** - By Consent, the Commission accepted the permanent voluntary surrender of the corporate real estate license of Charlotte Relocation, Inc. effective September 10, 1990 and dismissed without prejudice certain charges against the corporation alleging that it had failed to disclose material facts to its principal in a lease transaction.

**DAVID T. CLENNEY (McClean, Virginia)** - By Consent, the Commission revoked Mr. Clenney's salesman's license effective August 15, 1990. The Commission found that Mr. Clenney had made a false and fraudulent representation on his application for licensure regarding prior criminal convictions.

**LOMES W. CREECH (Zebulon)** - By Consent, the Commission reprimanded Mr. Creech for making a willful misrepresentation of a material fact regarding state maintenance of streets in a subdivision in which he was selling lots.

**HOWARD A. FELDER, JR. (Watauga County)** - By Consent, the Commission suspended Mr. Felder's broker's license for four months effective September 1, 1990. The Commission found that Mr. Felder had allowed unlicensed persons to act as time share salesmen.

**JAMES L. HAYTER (Sanford)** - The Commission reprimanded Mr. Hayter for participating in unlawful discrimination in the sale of real estate in violation of the North Carolina Fair Housing Act.

**GAINES R. JOHNSON (Sanford)** - The Commission suspended Mr. Johnson's salesman's license for two years effective August 1, 1990. One year of the suspension is to be active and one year

on probation. The Commission found that Mr. Johnson had participated in unlawful discrimination in the sale of real estate in violation of the North Carolina Fair Housing Act.

**MARK A. MADDALON (Charlotte)** - By Consent, the Commission revoked Mr. Maddalon's broker's license effective September 19, 1990. The Commission found that Mr. Maddalon had failed to maintain proper records of real estate property transactions he conducted on behalf of his principals and as a result, he could not explain or justify trust fund transactions. Mr. Maddalon neither admitted nor denied any misconduct.

**MARVIN T. NARMORE (Banner Elk)** - By Consent, the Commission suspended Mr. Narmore's broker's license for one year effective November 1, 1990. Forty-five days of the suspension are to be active and one year on probation. The Commission found that Mr. Narmore, while selling his own property, represented that roads in his subdivision would be paved, but he did not pave the roads until required to do so by the county. The Commission also found that Mr. Narmore had given property owners incorrect information concerning the lot lines and corners of their building sites. Mr. Narmore neither admitted nor denied any misconduct.

**CLARENCE VIRGIL ROBERTS (Brunswick County)** - By Consent, the Commission suspended Mr. Roberts' broker's license for three years effective November 1, 1990. Ninety days of the suspension are to be active and thirty-three months on probation. The Commission found that Mr. Roberts had failed to disclose to a seller that the person named in an offer to purchase which he presented to the seller was not, in fact, the true purchaser; and that he had failed to present an offer or otherwise disclose another purchaser's interest in the seller's property. □

## ERRORS AND OMISSIONS

(Continued from page 7)

increased cost to those licensees who have chosen not to purchase E&O coverage but who want to maintain their licenses on active status. While this requirement would not affect persons whose licenses are on inactive status, the additional cost would impact most on "part time" brokers and salesmen who derive little income from their real estate activities. The Commission also acknowledges that by concentrating its efforts and energies towards implementing this program, it may be unable to simultaneously undertake other ambitious projects or programs which would require a substantial amount of staff time or funds.

To assist the Real Estate Commission in studying this issue, real estate brokers and salesmen are asked to complete and return the questionnaire on page 7 of this **Bulletin** to the Commission office as soon as possible.

## RETRACTION

In the last issue of the Bulletin the Commission inadvertently repeated a consent action reprimanding William R. Strickland of Chapel Hill for failure to assure that the trust account records of the firm were properly maintained. The action had already been reported in the previous issue of the Bulletin. During 1987 and 1988 an office assistant/bookkeeper for Mr. Strickland's firm converted company funds to her own use, and failed to properly account for funds belonging to others. After the bookkeeper's departure, certain company financial records could not be located. The Commission noted that Mr. Strickland and the other owners of the firm made necessary corrections to the firm's accounts and records, reported the irregularities to the Commission, and reported the office assistant/bookkeeper's conduct to the appropriate criminal law enforcement officials.

It is the Commission's customary practice to report disciplinary actions against licensees only once. The Commission apologizes for reporting this matter a second time.

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