



NORTH CAROLINA REAL ESTATE COMMISSION Real Estate Bulletin

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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.

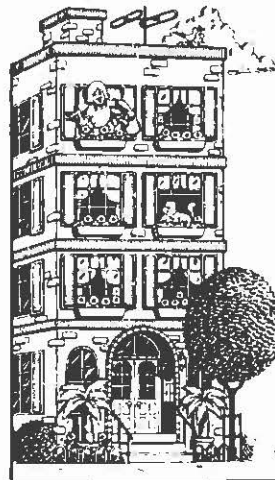
The Commission proposes to amend Rule D.0406(c) to require state-licensed and state-certified appraisers who sign appraisal reports prepared by persons under their supervision to

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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

Published quarterly as a service to real estate licensees to promote a better understanding of the Real Estate License Law, Rules and Regulations, and proficiency in ethical real estate practice. The articles published herein shall not be reprinted or reproduced in any other publication without specific reference being made to their original publication in the North Carolina Real Estate Commission Real Estate Bulletin.

NORTH CAROLINA REAL ESTATE COMMISSION

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

(Continuation of Property Manager List)

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

(Continuation of Property Manager List)

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

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 precertification 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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REAL ESTATE COMMISSION
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