

CHAPTER 5-003.12 - FAILURE TO SURRENDER DOCUMENTS TO RIGHTFUL OWNER

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
<p>Section 81-885.24(11) by placing a “for sale” sign on the property without written authorization from the owners; Title 299, Ch. 5-003.16 and 5-003.08 by failing to submit a written offer to the owners and failing, without just cause, to surrender unto the rightful owner, upon demand, a copy of the title insurance policy purchased in connection with said property; and 81-885.24(29) by demonstrating negligence, incompetency or unworthiness to act as a Broker.</p>	<p>93-053 - Commission vs. Donald R. Washburn</p>	<p>October 26, 1993</p>	<p>Stipulation and Consent Order. License suspended for 45 days.</p>
<p>Section 81-885.24(5) by failing to maintain &amp; deposit in a separate account all money received in a real estate transaction; 81-885.24(26) by violating a rule or regulation adopted by the Commission, to wit: Ch. 3-002 by failing to maintain an accurate bookkeeping system; Ch. 3-004 by paying monies out of the trust account prior to the time they are due; Ch. 5-003.07 and 5-003.08 by failing to comply with 76-2401 through 76-2430 in the following: 76-2422(24) by acting as a dual agent without obtaining the written agreement of the seller &amp; the buyer; Ch. 5-003.10 by failing give sellers those categories of cost they will be expected to pay at closing &amp; to prepare an estimate; Ch. 5-003.11 by failing to give prospective purchaser those categories of cost the purchaser will be expected to pay at closing &amp; by failing to prepare an estimate; Ch. 5-003.14 by failing to deposit earnest money in 48 hours; Ch. 5-003.12 by failing to supervise his salesperson; and 81-885.24(29) by demonstrating negligence or unworthiness to act as a Broker.</p>	<p>97-005, 97-006 - Commission vs. Harold S. Kaufman</p>	<p>April 17, 1997</p>	<p>Stipulation and Consent Order. License suspended two years, with entire period served on probation, plus 12 hours additional continuing education, 3 hours in license law, 6 hours in bookkeeping, and 3 hours in disclosures.</p>