

CHAPTER 5-003.22 - FAILURE TO SUPERVISE AFFILIATED LICENSEES

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
Section 81-885.24(22) by making a substantial misrepresentation; Title 299, Ch. 5-003.17 failure to disclose to a buyer, a material fact regarding condition of parcel of real estate of which he has knowledge; Title 299, Ch. 5-003.19 failure to supervise associate Brokers or Salespersons; and 81-885.24(29) by demonstrating negligence and unworthiness to act as a Broker.	89-067, 89-069, 90-020, 90-026 - Schaeffer Petersen, Bastemeyer, Hathaway & Ammerman vs. Ralph Heavrin and Gerald Fischer	September 24, 1990	<u>Heavrin</u> : Suspend 6 months. <u>Fischer</u> : Suspend 3 months.
Section 81-885.24(18) by paying commission or compensation to unlicensed person and 81-885.24(29) by demonstrating negligence and Ch. 5-003.11 and 003.19 by failing to deposit earnest money in a timely manner.	91-032 - Commission vs. Ronald F. Finkel	October 1, 1991	Stipulation and Consent Order. License suspended for 45 days followed by 10 2 months of probation.
Section 81-885.21(1) and (6) by failing to deposit monies or hold monies in a Trust Account until the transaction was consummated; 81-885.24(26) and NAC 5-003.07 and 5-003.19 by failing to obtain a written acknowledgment disclosing the licensees involved in the transaction were agents of and representing the seller and by failing to supervise a Salesperson in her employ; and 81-885.24(29) by demonstrating negligence to act as a Broker.	92-032 - Commission vs. Joanne E. Peterson	September 1, 1992	Revoked.
Title 299, Ch. 5-003.21 by failing to properly supervise licensee, and others, under his supervision.	94-004 - Commission vs. Patrick Mooberry	May 6, 1994	Stipulation and Consent Order. License censured and probation for one year, plus 3 hours of additional continuing education in Trust Accounts and two Trust Account examinations during the probationary period, one special examination and the other as scheduled on a regular basis.
Section 81-885.24(29) by demonstrating negligence, incompetency or unworthiness to act as a Broker; and Title 299, Ch. 5-003.21, failure by a Broker to supervise her Salesperson.	94-057 - Commission vs. Carole F. Crabtree	January 25, 1995	Stipulation and Consent Order. License suspended for 45 days, followed by 115 days probation, plus 3 hours additional continuing education in real estate law.
Section 81-885.24(3) by failing to properly account for and remit any money coming into his possession belonging to others and NAC 5-003.22 for failing to supervise.	93-061 - Eugene and Jayne Mohr vs. Michael D. Martin	February 2, 1995	Stipulation and Consent Order. License suspended for 30 days.

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Section 81-885.24(3) by failing to properly account for and remit any money coming into his possession belonging to others; and 5-003.18 for failing to supervise his Salespersons.	93-061 - Eugene and Jayne Mohr vs. Nathan P. Dodge, Jr.	February 23, 1995	Stipulation and Consent Order. License censured.
Section 81-885.24(29) by demonstrating negligence to act as a Broker; 81-885.24(26) by violating a rule or regulation adopted and promulgated by the Commission in the interest of the public consistent with the Nebraska Real Estate License Act; and Title 299 NAC Ch. 5-003.22 by failing to supervise his Salesperson.	95-019 - Commission vs. Richard Lee Svoboda	October 24, 1995	Stipulation and Consent Order. Two years probation during which time he may not manage real estate owned exclusively by others; plus an additional 12 hours continuing education completed within 9 months; and Trust Account records shall be kept current and accurate and will be subject to examination by the Commission at any time.
<p><u>Peterson</u>: Section 81-885.24(26) and Ch. 5-003.13 by failing to communicate to the seller the fact that the earnest money deposit was in a form other than cash or an immediately cashable check and failing to show such fact in the earnest money receipt.</p> <p><u>Schon</u>: Section 81-885.24(26) and Ch. 5-003.13 by failing to communicate to the seller the fact that the earnest money deposit was in a form other than cash or an immediately cashable check and failing to show such fact in the earnest money receipt. Ch. 5-003.22 by failing to supervise her salesperson.</p>	96-025 - Commission vs. Dolores G. Peterson and Mary Elizabeth Schon	September 18, 1996	<p>Stipulation and Consent Orders.</p> <p><u>Peterson</u>: License suspended 30 days, with entire period being served on probation.</p> <p><u>Schon</u>: License censured.</p>
Section 81-885.24(19) by violating a rule or regulation adopted by the Commission; Ch. 3-002 by failing to maintain an accurate bookkeeping system, Ch. 5-003.07 by failure to comply with 76-2410 through 76-2430, to wit: 76-2421 by failing to properly complete and retain an agency pamphlet, 76-2420 by failing to adopt a written agency policy, Ch. 5-003.08 by failing to write a disclosure on dual agency in accordance with 76-2422(4) by not having a written agreement of the seller & buyer or landlord & tenant permitting the designated broker to serve as a dual agent, Ch. 5-003.10 by failing to give seller closing costs & failing to prepare a written estimate or have one signed, Ch. 5-003.11 by failing to give purchaser closing costs & failing to	97-036 - Commission vs. Glenda Harders	August 19, 1997	Stipulation and Consent Order. License suspended two years, plus 6 hours continuing education, 3 hours in agency law and 3 hours in trust accounts.

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<p>prepare a written estimate or have one signed, Ch. 5-003.14 by failing to deposit earnest money in 48 hours, Ch. 5-003.22 by failing to supervise, Ch. 5-003.23 by failing to give a copy of the disclosure statement to the purchaser or their agent, Ch. 5-003.24 by failing to give a copy of the disclosure statement to the purchaser or get signed receipt, 81-885.24(29) by demonstrating negligence, incompetency, or unworthiness to act as a Broker.</p>	<p>97-036 - Commission vs. Glenda Harders (continued)</p>		
<p><u>Roger Rader</u>: Section 81-885.24(26) by violating a rule or regulation adopted and promulgated by the Commission in the interest of the public and consistent with the Nebraska Real Estate License Law, specifically, Title 299 N.A.C. Ch. 3-002 by failing to maintain a bookkeeping system which accurately and clearly discloses full compliance with the laws relating to the maintenance of trust accounts; Ch. 5-003.22 by failing to supervise his salesperson; 81-885.24(3) by failing to account for monies coming into his possession belonging to others; and 81-885.24(29) by demonstrating negligence to act as the broker. <u>LaDonna Rader</u>: Section 81-885.24(3) by failing to account for monies coming into her possession belonging to others; and 81-885.24(29) by demonstrating negligence, incompetency or unworthiness to act as a salesperson.</p>	<p>98-036 - Commission vs. Roger Eugene Rader & LaDonna Jean Rader</p>	<p>November 30, 1998</p>	<p><u>Roger Rader</u>: Stipulation and Consent Order. License suspended two years from January 1, 1999, through December 31, 2000*, with the last 23 months served on probation; plus 12 additional hours of continuing education to include 3 hours in trust accounts, 3 hours in agency, 3 hours in license law, and 3 hours in disclosures to be completed by August 31, 1999. *Per Show Cause Hearing on January 31, 2000, probation extended through December 31, 2001. <u>LaDonna Rader</u>: Stipulation and Consent Order. License revoked.</p>
<p><u>Sorensen</u>: Section 81-885.24(22) by making a substantial misrepresentation when stating the property had to sell for \$55,000 because of liens against the property; 76-2417 by failing to promote the interest of the client with the utmost good faith, loyalty and fidelity when he failed to present a written offer to the seller in a timely manner. <u>Stock</u>: Section 81-885.24(26) by violating any rule or regulation adopted and promulgated by the Commission in the interest of the public and consistent with the Nebraska Real Estate License Act, to wit: Title 299, N.A.C. Ch. 5-003.22 by failing to supervise his salesperson.</p>	<p>1999-010 Roger Rozeboom vs. John D. Sorensen & Ronald Edwin Stock</p>	<p>June 29, 1999</p>	<p>Stipulation and Consent Orders. <u>Sorensen</u>: License censured plus three (3) hours of continuing education in agency. <u>Stock</u>: License censured.</p>
<p><u>Kirkeby</u>: Title 299, N.A.C. Ch. 5-003.14 by the failure of his associate broker to deposit funds received as earnest money deposits within 48 hours or before the end of the next banking day after an offer is accepted, in writing; Ch. 5-</p>	<p>2001-046 - Commission vs. Kenneth Lloyd Kirkeby & Melvin R. Dreyer</p>	<p>January 24, 2002</p>	<p><u>Kirkeby</u>: Stipulation and Consent Order. License suspended for thirty (30) days from February 4, 2002, through March 5, 2002; plus an additional nine hours of</p>

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<p>003.22 by failing to supervise his associate brokers and salespersons, specifically Respondent Dreyer, in the transactions set forth herein above; 76-2420(1) by failing to adopt a written policy which the designated broker and affiliated licensees may engage with any seller, landlord, buyer, or tenant as part of any real estate brokerage activities.</p> <p><u>Dreyer</u>: Title 299, N.A.C. Ch. 2-003 as his advertising for the parcels in question failed to include all forms of identification, representation, promotion and solicitation disseminated in any manner and by any means of communication to the public for any purpose related to licensed real estate activity; respondent Dreyer's advertising was not under the direct supervision of his broker and was not in the name his broker was conducting business as recorded with the Commission. Said advertising constitutes misleading or inaccurate advertising pursuant to 81-885.24(2) of the Nebraska Real Estate License Act; Ch. 5-003.09 by acting for more than one party in a transaction without the Nebraska-approved informed written consent of all parties involved in the transaction as required by the Rules and Regulations of the Commission. Respondent Dreyer failed to obtain the written agreement of said parties as well as Respondent Dreyer's employing broker prior to acting in such a manner in a form required by the Rules and Regulations of the Commission; 81-885.24(24) by failing to deposit within forty-eight (48) hours, in the trust account of his employing broker, deposit money entrusted to him by any person dealing with him as the representative of his licensed broker; Ch. 5-003.23 by failing, as the agent of the Seller, to assure that a copy of the Seller Property Condition Disclosure Statement approved by the Commission was delivered to the purchaser or to the agent of the purchaser on or before the effective date of any contract entered into on or after January 1, 1995, which binds the purchaser to purchase the residential real estate property; 76-2421(1)(a)&(b) by failing at the earliest practicable opportunity during or following the first substantial contact with a seller, landlord, buyer, or tenant who has not entered into a written agreement for brokerage services with a</p>	<p>2001-046 - Commission vs. Kenneth Lloyd Kirkeby & Melvin R. Dreyer (continued)</p>		<p>continuing education including three (3) hours in the area of agency, three (3) hours in the area of license law, and three (3) hours in the area of disclosures to be completed by August 4, 2002.</p> <p><u>Dreyer</u>: Stipulation and Consent Order. License suspended for sixty (60) days from February 4, 2002, through April 4, 2002; plus an additional nine (9) hours of continuing education including three (3) hours in the area of agency, three (3) hours in the area of license law, and three (3) hours in the area of disclosures to be completed by August 4, 2002.</p>

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<p>designated broker, to provide that person with a written copy of the current brokerage disclosure pamphlet prepared and approved by the Commission; 76-2422(2) by failing, before engaging in any of the activities enumerated in subdivision (2) of 81-885.01, to enter into a Nebraska written Agency Agreement with the Seller, which agreement shall include a licensee's duties and responsibilities as specified in 76-2417, the terms of compensation, and whether an offer of subagency may be made to any other designated broker; 76-2422(3) by entering into a written Agency Agreement with the Buyer which did not meet the requirements of the Nebraska Agency Relationships Statutes. Said Agreement shall include a licensee's duties and responsibilities as specified in 76-2418, the terms of compensation, and whether an offer of subagency may be made to any other designated broker; 76-2422(4) by failing to obtain the written agreement of the seller and buyer permitting the designated broker to serve as a dual agent in the proposed transaction in a form required by the Agency Relationships Statutes before engaging in any of the activities enumerated in subdivision (2) of 81-885.01. Respondent Dreyer's South Dakota Real Estate Relationships Disclosure form further failed to include a licensee's duties and responsibilities as specified in 76-2419 or the terms of compensation; 81-885.24(2) by using advertising which is deemed misleading or inaccurate in any material particular or in any way misrepresents any property, terms, values, policies, or services of the business conducted, in that the auction sale bill, failed to identify the name under which Respondent Dreyer's designated broker is conducting business as recorded with the Commission; 81-885.24(29) by demonstrating negligence to act as a broker, associate broker, or salesperson by utilizing individuals not licensed to sell real estate in Nebraska when selling the four parcels in question.</p>	<p>2001-046 - Commission vs. Kenneth Lloyd Kirkeby & Melvin R. Dreyer (continued)</p>		
<p><u>Concannon</u> violated Title 299 Chapter 5 Section 003 (22) Failure by a designated or employing broker to supervise his or her associate brokers and salespersons. Concannon</p>	<p>2008-012 Commission vs. Charles Wing Concannon, Stacy Jo Wilson and Peggy Barbara Marett.</p>	<p>May 21, 2009</p>	<p>Hearing held May 21, 2009. <u>Concannon and Wilson</u>: License censured. <u>Marett</u>: Dismissed.</p>

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<p>failed to ensure that Respondent Wilson and Respondent Marett obtained the signature of both sellers on the Listing Agreement. <u>Wilson</u> violated Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson, and 81-885.24 (12) Offering real estate for sale or lease without the knowledge and consent of the owner or his or her authorized agent or on terms other than those authorized by the owner or his or her authorized agent. <u>Wilson</u> failed to obtain the signature of both sellers on the Listing Agreement.</p>	<p>2008-012 Commission vs. Charles Wing Concannon, Stacy Jo Wilson and Peggy Barbara Marett (continued)</p>		
<p><u>Slatten</u> violated Title 299 Chapter 3 Section 001 It shall be the duty of every broker to preserve for five years, following its consummation, records relating to any real estate transaction. <u>Slatten</u> failed to locate real estate transaction files pertaining to two (2) transactions during the 3 ½ months which elapsed between the initial examination and the follow-up examination. Violated Title 299 Chapter 3 Section 002 Every broker shall maintain a bookkeeping system which will accurately and clearly disclose full compliance with the law relating to the maintaining of trust accounts. <u>Slatten</u> failed to identify a running cash balance after each bookkeeping entry in the General Ledger and failing to prepare sub-ledgers on 49 of 56 real estate sales transactions. Violated Title 299 Chapter 5 Section 003 (11) Failure of the licensee to identify in writing to the prospective purchaser-client, or to a purchaser-customer if offered pursuant to Neb. Rev. Stat. 76-2421 (3) (b), at the time an offer is written by the purchaser or a counter offer is accepted by the purchaser, those categories of costs the purchaser will be expected to pay at closing. At the same time, the licensee shall prepare a written estimate of the costs the purchaser will be expected to pay at closing, to the extent the necessary cost information is reasonably available. Said written information shall be signed and dated by the purchaser. A copy of the signed and dated document shall be given to the purchaser and, when a transaction results, one copy shall be maintained in the transaction file in accordance with 299 NAC 3-001. <u>Slatten</u> failed to maintain an estimated buyer closing cost statement for</p>	<p>2008-004 Commission vs. Michael Dean Slatten and Gary Thomas Thompson</p>	<p>May 22, 2009</p>	<p>Hearing held May 22, 2009. <u>Slatten</u>: License suspended for two (2) years, with the first thirty (30) days actually served on suspension, and the remainder of the two (2) year suspension period stayed and served on probation, to commence on July 13, 2009, and continuing through August 11, 2009, followed by the probation period which will continue through July 13, 2011, plus an additional six (6) hours of continuing education to include three (3) hours in the area of trust accounts and three (3) hours in the area of license law to be completed by July 13, 2010. <u>Slatten's</u> real estate broker's license is restricted in that he is absolutely barred indefinitely into the future from acting as a designated broker, employing broker or managing broker. Upon completion of the two (2) year suspension/probation period, <u>Slatten</u> may apply to the Commission for removal of the above-described restrictions, provided that he personally appear before the Commission for consideration of this request and the Commission passes a motion approving the removal of such restrictions on his real estate broker's license.</p>

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<p>three (3) transactions and failed to have the buyer date and sign the estimated closing cost statement on one (1) transaction. Violated Title 299 Chapter 5 Section 003 (14) Failure to deposit any funds received as an earnest money deposit within 72 hours or before the end of the next banking day, after an offer is accepted, in writing, unless otherwise provided in the purchase agreement. Slatten failed to deposit earnest money within 72 hours or before the end of the next banking day after an offer was accepted in three (3) transactions. Violated Title 299 Chapter 5 Section 003 (19) Failure by any licensee to supervise persons hired to assist the licensee in his or her licensed real estate activities. Slatten failed to supervise the person hired to assist Respondents in their licensed real estate activities. Violated Neb. Rev. Stat. § 76-2421 (1) At the earliest practicable opportunity during or following the first substantial contact with a seller, landlord, buyer, or tenant who has not entered into a written agreement for brokerage services with a designated broker, the licensee who is offering brokerage services to that person or who is providing brokerage services for that property shall: (a) Provide that person with a written copy of the current brokerage disclosure pamphlet which has been prepared and approved by the commission; and (b) Disclose in writing to that person the types of brokerage relationships the designated broker and affiliated licensees are offering to that person or disclose in writing to that person which party the licensee is representing. Slatten failed to maintain a signed and dated Agency Disclosure from the respective buyers in three (3) transactions and failed to maintain a signed and dated Agency Disclosure from the respective seller in two (2) transactions. And violated 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson, by his actions as detailed above. <u>Thompson</u> violated Title 299 Chapter 3 Section 002 Every broker shall maintain a bookkeeping system which will accurately and clearly disclose full compliance with the law relating to the maintaining of trust accounts. Thompson failed to identify a running cash balance after each bookkeeping entry in the</p>	<p>2008-004 Commission vs. Michael Dean Slatten and Gary Thomas Thompson (continued)</p>		<p><u>Thompson</u>: License suspended for two (2) years, with the first year served on suspension and the second year of the suspension period stayed and served on probation. Suspension period to commenced on December 1, 2009 and will continue through December 1, 2010, followed by the probation period which will continue through December 1, 2011; plus an additional six (6) hours of continuing education to include three (3) hours in the area of trust accounts and three (3) hours in the area of license law. Education to be completed by December 1, 2010. Thompson must also develop written policies and procedures for governing the maintenance of transaction files and trust account records in all of his real estate offices; submit said written policies and procedures to the Commission for review and approval; and submit to the Commission by December 1, 2010, satisfactory documented proof that said policies and procedures have been implemented in all of his real estate offices. Appealed Commission's decision of May 26, 2009, to District Court. Filed Application for Stay on penalty and Petition for Review. Hearing scheduled for July 1, 2009. Stay Granted. Commission filed Motion to Dismiss. October 2, 2009, Case dismissed by District Court.</p>

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<p>General Ledger, and failed to prepare sub-ledgers on 49 of 56 real estate sales transactions. Violated Title 299 Chapter 5 Section 003 (11) Failure of the licensee to identify in writing to the prospective purchaser-client, or to a purchaser-customer if offered pursuant to Neb. Rev. Stat. 76-2421 (3) (b), at the time an offer is written by the purchaser or a counter offer is accepted by the purchaser, those categories of costs the purchaser will be expected to pay at closing. At the same time, the licensee shall prepare a written estimate of the costs the purchaser will be expected to pay at closing, to the extent the necessary cost information is reasonably available. Said written information shall be signed and dated by the purchaser. A copy of the signed and dated document shall be given to the purchaser and, when a transaction results, one copy shall be maintained in the transaction file in accordance with 299 NAC 3-001. Thompson failed to maintain an estimated buyer closing cost statement on three (3) real estate transactions, and failed to have the buyer date and sign the estimated closing cost statement on one (1) transaction. Violated Title 299 Chapter 5 Section 003 (14) Failure to deposit any funds received as an earnest money deposit within 72 hours or before the end of the next banking day, after an offer is accepted, in writing, unless otherwise provided in the purchase agreement. Thompson failed to deposit earnest money within 72 hours or before the end of the next banking day after an offer was accepted in three (3) transactions. Violated Title 299 Chapter 5 Section 003 (19) Failure by any licensee to supervise persons hired to assist the licensee in his or her licensed real estate activities. Thompson failed to supervise the person hired to assist Respondents in their licensed real estate activities. Violated Neb. Rev. Stat. § 76-2421 (1) At the earliest practicable opportunity during or following the first substantial contact with a seller, landlord, buyer, or tenant who has not entered into a written agreement for brokerage services with a designated broker, the licensee who is offering brokerage services to that person or who is providing brokerage services for that property shall: (a) Provide that person with a written copy of the current</p>	<p>2008-004 Commission vs. Michael Dean Slatten and Gary Thomas Thompson (continued)</p>		

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<p>brokerage disclosure pamphlet which has been prepared and approved by the commission; and (b) Disclose in writing to that person the types of brokerage relationships the designated broker and affiliated licensees are offering to that person or disclose in writing to that person which party the licensee is representing. Thompson failed to maintain a signed and dated Agency Disclosure from the respective buyers in three (3) transactions, failed to maintain a signed and dated Agency Disclosure from the respective seller in two (2) transactions. Violated Title 299 Chapter 5 Section 003 (22) Failure by a designated or employing broker to supervise his or her associate brokers and salespersons. Thompson failed to supervise Slatten in Slatten's conduct of licensed real estate activities and his management of the Omaha branch office. And violated Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson. Thompson failed, whether of the same or of a different character as otherwise specified in this section, by his actions as detailed above.</p>	<p>2008-004 Commission vs. Michael Dean Slatten and Gary Thomas Thompson (continued)</p>		
<p>Violated 299 NAC 5-003.22, for failing to supervise Bollwitt with respect to the subject real estate transaction; Warren violated Neb. Rev. Stat. § 76-2417(1) A licensee representing a seller...as a seller's agent...shall be a limited agent with the following duties and obligations: (a) To perform the terms of the written agreement made with the client; (b) To exercise reasonable skill and care for the client; Warren improperly marked boxes on the initial Offer to Purchase without the consent of the sellers/clients, thereby changing the terms and conditions of the Offer; and, by allowing the Buyer's Agent to present the buyers' counteroffer to the sellers thereby leaving the sellers unrepresented. Warren violated Neb. Rev. Stat. § 76-2421(1) At the earliest practicable opportunity during or following the first substantial contact with a seller, landlord, buyer, or tenant who has not entered into a written agreement for brokerage services with a designated broker, the licensee who is offering brokerage services to that person or who is providing brokerage services for that property shall: (a) Provide that person with a written copy of</p>	<p>2010-021 – Commission vs. Betty Jane Warren</p>	<p>August 19, 2011</p>	<p>Stipulation and Consent Order. License suspended for a period of one (1) year with the entire period stayed and served on probation, commencing on August 24, 2011, and continuing through August 23, 2012; plus pay a civil fine of \$2,000.00 by September 23, 2011; plus complete an additional nine (9) hours of continuing education with three (3) hours each in the area of Agency, Contracts, and License Law to be completed by December 22, 2011, and submit documentary proof to the Commission that said courses have been satisfactorily completed.</p>

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<p>the current brokerage disclosure pamphlet which has been prepared and approved by the commission; and (b) Disclose in writing to that person the types of brokerage relationships the designated broker and affiliated licensees are offering to that person or disclose in writing to that person which party the licensee is representing; Warren offered brokerage services to the sellers and failed, at the earliest practicable opportunity during or following first substantial contact, to complete an Agency Disclosure with the sellers; Warren violated Neb. Rev. Stat. § 81-885.24(16) by violating Neb. Rev. Stat. § 76-2417(1)(b) and 76-2421(1)(a)(b) of the agency statutes; Warren violated Neb. Rev. Stat. § 81-885.24(26) violating any rule or regulation adopted and promulgated by the commission; by violating 299 NAC 5-003.22; and, Warren violated Neb. Rev. Stat. § 81-885.24(29) demonstrating negligence, incompetency, or unworthiness to act as a broker, by violating 299 NAC 5-003.22; Neb. Rev. Stat. § 76-2417(1)(b), 76-2421 (1)(a)(b), and 81-885.24(26).</p>	<p>2010-021 – Commission vs. Betty Jane Warren (continued)</p>		
<p>Curtis John Hart - Violated Title 299 Chapter 5 Section 003.22 Failure by a designated or employing broker to supervise his or her associate brokers and salespersons.</p> <p>Mark Douglas Hart – Violated Neb. Rev. Stat. § 81-885.24(12) Offering real estate for sale or lease without the knowledge and consent of the owner or his or her authorized agent or on terms other than those authorized by the owner or his or her authorized agent.</p>	<p>2012-010 – Commission vs. Curtis John Hart and Mark Douglas Hart</p>	<p>May 25, 2012</p>	<p>Curtis John Hart - Stipulation and Consent Order. License is suspended for a period of six (6) months with the entire six (6) month period stayed and served on probation. The suspension period commenced on May 25, 2012, and continues through November 25, 2012; Plus a civil fine of \$1,250.00, on or before June 24, 2012.</p> <p>Mark Douglas Hart - Stipulation and Consent Order. License is suspended for a period of six (6) months with the entire six (6) month period stayed and served on probation. The suspension period commenced on May 25, 2012, and continues through November 25, 2012; Plus a civil fine of \$1,250.00, on or before June 24, 2012.</p>
<p>Violated 299-5-003.22 Failure by a designated or employing broker to supervise his or her associate brokers and</p>	<p>2014-013 – Commission vs. Geraldine B. Allen</p>	<p>June 25, 2014</p>	<p>Stipulation and Consent Order entered June 25, 2014. License was suspended</p>

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<p>salespersons, by failing to supervise Heimbouch as set forth by the Stipulation and Consent orders in case no. 2014-013 Commission vs. Jane Hartman Heimbouch and Commission vs. Geraldine B. Allen; Neb. Rev. Stat. § 81-885.24(29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson, whether of the same or of a different character as otherwise specified in this section, by failing to supervise Heimbouch as set forth by the Stipulation and Consent orders in case no. 2014-013 Commission vs. Jane Hartman Heimbouch and Commission vs. Geraldine B. Allen.</p>	<p>2014-013 – Commission vs. Geraldine B. Allen (continued)</p>		<p>for a period of three (3) years all stayed and served on probation, plus pay a civil fine of \$1,500.00 due July 25, 2014, plus complete nine (9) hours of additional continuing education, three (3) hours each in the areas of contracts, ethics and license law by September 23, 2014.</p>
<p>Licensee’s failure as a broker to supervise his salespersons and allow Mr. Perez to work as a Seller’s Agent, and to represent himself as a Seller’s Agent, prior to having a Nebraska Real Estate License violated Title 299 NAC 5-003.22, actions demonstrating negligence shall include “failure by a designated or employing broker to supervise his or her associate brokers and salespersons</p>	<p>2023-045 Nebraska Real Estate Commission v. John Michael Ruzicka</p>	<p>March 7, 2024</p>	<p>Licensee placed on probation for a period of three (3) years; Probation to commence on April 6, 2024, and continue through April 6, 2027; licensee ordered to pay a civil fine of \$2500.00 due on June 5, 2024; licensee ordered to complete an additional three (3) hours of continuing education, in the area of License Law by September 2, 2024</p>