

COMMISSION COMMENT

Governor Appoints Vince W. Leisey to the Commission

Governor Dave Heineman appointed Vince W. Leisey to a six-year term on the Nebraska Real Estate Commission beginning August 28, 2006. Vince makes his home in Omaha. He graduated from the University of Nebraska, Lincoln with a degree in business and is the Broker and owner of Prudential Ambassador Real Estate.

Vince has more than twenty-one years of experience in the real estate industry, having received his salesperson's license in 1985 and his broker's license in 1993. He serves as a member of the Prudential Real Estate Affiliates National Advisory Council.

Vince has served the real estate industry in a number of capacities. As a member of the REALTORS

Association, he has served on many local and state committees and boards which include serving as Chairman of the Great Plains MLS and serving as Treasurer Elect with the Nebraska REALTORS Association.

Vince serves his community through active service. He has been

the Event Chairman for the Sunshine Kids, an organization that serves kids with cancer. Vince also is co-organizer for monthly visits to the Open Door Mission which serves the homeless.

Members of the Commission welcome Vince and look forward to serving with him.



Chairperson John Gale administers the oath of office to Vince W. Leisey



Congratulations Commissioner Leisey!

Commission Meeting Schedule

- January 25-26Lincoln
- February 20-21Lincoln
- March 29-30Lincoln
- May 24-25Lincoln
- June 28-29Lincoln
- August 23-24Lincoln

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Commission Members: Seated (l to r) Bruce Bohrer; Rita Greiss; and Chairperson John Gale; Standing (l to r) Larry Shepard; Mike Poskochil, and Vince Leisey; not present Wes Grady

COMMISSION COMMENT

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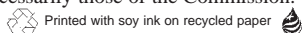
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CHAIRMAN'S HOLIDAY GREETINGS 2006

Greetings!

As Chair of the State Real Estate Commission, I want to extend warm season's greetings to all of our Nebraska real estate brokers, salespeople and their dedicated staffs. We are proud of the work you do for the sellers, buyers, and landlords and tenants, of real estate in Nebraska, and the high level of professionalism you provide to them.

After red-hot sales the previous two years, the housing market nationally cooled off in 2006. We saw lower asking prices for homes, a softening in sales and rising inventories of unsold homes. These national trends were somewhat evident in Nebraska, but 2006 was still an excellent year for you!

Nationally in 2006, existing-home sales are forecast to drop 8.9 percent to 6.45 million and new home sales are expected to fall 17.3 percent to 1.06 million, according to the National Association of Realtors. The 2006 nation-wide figures are still strong from a historical perspective but just not the pace of last year.

Looking ahead to 2007, there is reason for optimism in the real estate market. Sales activity should be strong in an expected environment of lower prices, attractive interest rates and good job creation. We hope each of you will find this true in your market area of Nebraska!

We welcomed two new members to the Real Estate Commission during 2006. Bruce Bohrer of Lincoln was sworn in as the public member in January succeeding Jim Strand of Lincoln. He is the Executive Vice President of the Lincoln Chamber and Senior Vice President Chamber Counsel of the Lincoln Chamber of Commerce. Vince Leisey of Omaha was sworn in as a broker member in October. He is the broker/owner of Prudential Ambassador Real Estate and has been in the real estate business for 21 years.

Vince succeeds Harold Johnson of Omaha, who served six years on the Commission. Harold's broad experience, good judgment and wise counsel proved most valuable to the work of the Commission. We extend our warmest appreciation to him for his outstanding and dedicated service.

From a review of our 2005-2006 Real Estate Commission Objectives, it appears that the Commission and hard-working Commission staff have made solid progress toward achieving those goals, such as: securing legislation discontinuing the practice of turning in pocket cards during the license transfer process; changing the law so that broker members of the Commission now represent each of the 3 congressional districts, with one broker member at large; secured legislation requiring a 3-hour non-resident course; implemented the use of pre-hearing officers in the discipli-



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**MEET THE REAL ESTATE
COMMISSION STAFF**

The Real Estate Commission Staff is here to serve the public and the licensee population. It is our goal to be helpful and forthright in a courteous and professional manner. We hope that when you contact our office, you always receive useful, accurate information and/or are referred to the proper authority.

Following is a communication resource to assist you when contacting our office. If the indicated person is unavailable to take your call, please share the purpose for the call and your call will be routed to someone else who can help you.

We take pride in having a skilled staff, if you have comments or suggestions as to how we may better serve you, please contact our office.

COMMUNICATIONS GUIDE

Ask for person indicated if you have questions in the following areas.

Commission Meeting Information . . .	<i>Monica Wade</i> InfoTech@nrec.ne.gov
Complaint Procedures	<i>Terry Mayrose</i> DDEnf@nrec.ne.gov
Continuing Education History or Inquiries	<i>Melanie Patrick-Heather</i> EdEnf@nrec.ne.gov
Curriculum Design (Education & Instructor Approval)	<i>Teresa Hoffman</i> DeputyD@nrec.ne.gov
Errors and Omissions Insurance Inquiries	<i>Teresa Hoffman</i> DeputyD@nrec.ne.gov
Financial Officer	<i>Diane Wotipka</i> Finance@nrec.ne.gov
License Applications Packet Requests	<i>General Staff</i>
License Applications Process	<i>Marilyn Masters</i> Applic@nrec.ne.gov
Licensing and Education Requirements	<i>Teresa Hoffman</i> DeputyD@nrec.ne.gov
New Licenses in Process	<i>Marilyn Masters</i> Applic@nrec.ne.gov
Specialized Registrations	<i>Monica Wade</i> InfoTech@nrec.ne.gov
Transfer of License	<i>Tawny Snider</i> LicTsf@nrec.ne.gov
Trust Account Matters	<i>Terry Mayrose</i> DDEnf@nrec.ne.gov <i>John Clark</i> <i>Patricia Stehly</i> <i>Ron Pierson</i>
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Disciplinary Actions Taken by the Real Estate Commission

(Does Not Include Cases on Appeal)

2005-061 and 2005-062 – Charles W. Concannon vs Mark S. Nichols, Broker. Stipulation and Consent Order. License suspended for a period of ninety (90) days, commencing on August 29, 2006 and continuing through November 27, 2006; plus an additional twelve (12) hours of continuing education with three (3) hours in the area of license law, three (3) hours in the area of agency, three (3) hours in the area of disclosures, and three (3) hours in the area of ethics, to be completed by December 22, 2006. [Violated Neb. Rev. Stat. § 81-885.24 (7) Representing or attempting to represent a real estate broker, other than the employer, without the express knowledge and consent of the employer; Neb. Rev. Stat. § 81-885.24 (14) Negotiating a sale, exchange, listing, or lease of real estate directly with an owner or lessor if he or she knows that such owner has a written outstanding listing contract in connection with such property granting an exclusive agency or an exclusive right to sell to another broker or negotiating directly with an owner to withdraw from or break such a listing contract for the purpose of substituting, in lieu thereof, a new listing contract; Neb. Rev. Stat. § 81-885.24 (26) 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; Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson activity under a designated broker other than his employing broker and Title 299, Chapter 2-010 The consent required from the broker employing, i.e. employing broker, for an associate broker or salesperson to represent another real estate broker or to accept a commission or other valuable consideration from anyone other than the employing broker as set forth in Neb. Rev. Stat. 81-885.24(7) and (8), respectively, shall be given in writing by the broker in advance of the licensee representing the other broker or the acceptance of the commission or other valuable consideration from the other party. A copy of the consent shall be maintained by the employing broker for five years following the date of such consent.] Nichols

conducted a licensed real estate activity for a broker other than his employing broker and conducted the activity without his employing broker's written consent. August 24, 2006

2006-005 – Commission vs David Emerson Jeffers, Salesperson. Stipulation and Consent Order. License censured; plus an additional three (3) hours of continuing education in the area of ethics to be completed by November 22, 2006. [Violated Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence to act as a salesperson.] Jeffers conducted an activity regulated by another agency of state government without being properly licensed. August 24, 2006

2006-039 – Commission vs. Ronald A. Henn, Broker. Stipulation and Consent Order. License suspended for a period of one (1) year with the first four (4) months served on actual suspension and the remainder of the suspension stayed and served on probation. Suspension period to commence on September 1, 2006. Plus and additional twelve (12) hours of continuing education with (3) hours each being in the areas of agency, license law, disclosures, and ethics, all to be completed by January 31, 2007. [Violated Neb. Rev. Stat. § 76-2417 (1) A licensee representing a seller or landlord as a seller's agent or a landlord's agent shall be a limited agent with the following duties and obligations: (c) To promote the interests of the client with the utmost good faith, loyalty, and fidelity, including: (iii) Disclosing in writing to the client all adverse material facts actually known by the licensee; and (iv) Advising the client to obtain expert advice as to material matters about which the licensee knows but the specifics of which are beyond the expertise of the licensee; (2) A licensee acting as a seller's or landlord's agent shall not disclose any confidential information about the client unless disclosure is required by statute, rule, or regulation or failure to disclose the information would constitute fraudulent misrepresentation. No cause of action for any person shall arise against a licensee acting as a seller's or landlord's agent for making any

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Disciplinary Action (Cont'd)

required or permitted disclosure; 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; Neb. Rev. Stat. § 76-2422 (2) Before engaging in any of the activities enumerated in subdivision (2) of section 81-885.01, a designated broker intending to establish a single agency relationship with a seller or landlord shall enter into a written agency agreement with the party to be represented. The agreement shall include a licensee's duties and responsibilities specified in section 76-2417 and the terms of compensation and shall specify whether an offer of subagency may be made to any other designated broker; Neb. Rev. Stat. § 81-885.24 (22) Making any substantial misrepresentations; Neb. Rev. Stat. § 81-885.24 (23) Acting for more than one party in a transaction without the knowledge of all parties for whom he or she acts; Neb. Rev. Stat. § 81-885.24(26) 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; Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a broker, associate broker, or salesperson; Title 299 Chapter 3-007 In the event of a dispute over the return or forfeiture of any earnest deposit held by a broker, the broker shall continue to hold said deposit in his or her trust account until he or she has a written release from all parties consenting to its disposition or until a civil action is filed to determine its disposition at which time the broker may pay it into court; and, Title 299 Chapter 5 -003.09 Failure to obtain the informed written, signed, and dated consent of all parties involved in a transaction prior to a licensee acting for more than one party in the transac-

tion. Informed written consent means that the licensee must obtain the written agreement of said parties, as well as the licensee's employing broker, prior to acting in such a manner. A copy of said informed written consent shall be signed, dated, and maintained in the transaction file in accordance with 299 NAC 3-001. If no transaction results then the informed written consent shall be maintained by the licensee's employing broker for five years after the date of the agreement.] Henn failed to disclose an adverse material fact to the sellers; failed to advise the sellers to seek legal advice regarding statements made by a buyer; failed to advise the sellers regarding the earnest money deposit received from the buyer; and failed to advise the sellers regarding the effect of the assignment of the sale from one buyer to another buyer; Henn negotiated the assignment of the sale between sellers and buyer, to another buyer, without the consent of the sellers; Henn failed to advise a buyer to seek legal advice pertaining to a refund of the buyer's earnest money deposit; Henn disclosed confidential information to a buyer pertaining to the net price the sellers would take for the property; Henn negotiated the terms of the sale with a buyer before he entered into a listing agreement with the sellers; Henn did not have a listing agreement with one of the buyers (now the seller) when he negotiated the assignment of the sale from the buyer to another buyer; Henn assisted in the procurement of a buyer on property he did not have listed for sale; Henn failed to complete an agency disclosure with the sellers on his first substantial contact; Henn falsely disclosed to the sellers and a buyer that he was acting as a sellers' agent when he was in fact a buyer's agent; Henn failed to complete an agency disclosure with a buyer disclosing which party he was representing in the transaction; Henn falsely advised the sellers about statements made by a buyer pertaining to the buyer completing the transaction; Henn failed to inform the sellers that he was assisting the original buyer in an assignment of the buyer's interest in the contract to another buyer; Henn disbursed the buyer's earnest money to the seller when the return of such money was disputed by the buyer; Henn improperly returned a buyer's earnest money to the buyer; Henn failed to obtain the written consent of the buyer and the sellers to act as a limited dual agent in the transaction;

and Henn demonstrated negligence, incompetence, or unworthiness to act as a broker for violating all of the above.

August 24, 2006

2006-025 – Gary and Patty Cranmer vs Joan Elizabeth Kuehl, Broker. Stipulation and Consent Order. License censured; plus an additional six (6) hours of continuing education with three (3) hours in the area of license law and three (3) hours in the area of agency to be completed by January 3, 2007. [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; 76-2422 (4) Before engaging in any of the activities enumerated in subdivision (2) of section 81-885.01, a designated broker intending to act as a dual agent shall obtain the written consent of the seller and buyer or landlord and tenant permitting the designated broker to serve as a dual agent. The consent shall include a licensee's duties and responsibilities specified in section 76-2419. The requirements of this subsection are met as to a seller or landlord if the written agreement entered into with the seller or landlord complies with this subsection. The requirements of this subsection are met as to a buyer or tenant if a consent or buyer's or tenant's agency agreement is signed by a potential buyer or tenant which complies with this subsection. The consent of the buyer or tenant does not need to refer to a specific property and may refer generally to all properties for which the buyer's or tenant's agent may also be acting as a seller's or landlord's agent and would be a dual agent. If a licensee is acting as a dual agent with regard to a specific property, the seller and buyer or landlord and tenant shall confirm in writing the dual-agency status and the party or parties responsible for paying any compensation prior to or at the time a contract to pur-

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Disciplinary Action (Cont'd)

chase a property or a lease or letter of intent to lease is entered into for the specific property; 81-885.24 (16) Violating any provision of sections 76-2401 to 76-2430; and 81-885.24 (29) Demonstrating negligence to act as a broker.] Kuehl failed to complete a commission-approved Agency Acknowledgment of Disclosure with the seller and buyer and Kuehl failed to obtain the informed written consent of the seller and buyer authorizing her to serve as a dual agent in the transaction. October 5, 2006

2006-028 – Tammy Chaudoin vs Gunner E. Brown, Salesperson. Stipulation and Consent Order. License suspended for a period of fifteen (15) days, commencing on November 28, 2006 and continuing through December 13, 2006; plus an additional six (6) hours of continuing education with three (3) hours in the area of license law and three (3) hours in the area of ethics to be completed by January 31, 2007. [Violated Title 299 Chapter 5-003.25 Failure by a licensee who knows of an error, inaccuracy, or omission in a Seller Property Condition Disclosure Statement completed pursuant to Neb. Rev. Stat. Section 76-2,120 to disclose the error, inaccuracy, or omission, in writing, to a potential purchaser and the seller. Such disclosure shall be attached to the Seller Property Condition Disclosure Statement; and Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence to act as a salesperson.] Brown failed to disclose to the potential purchaser and the seller, in writing, an error or inaccuracy in a Seller Property Condition Disclosure Statement of which he had knowledge.

November 2, 2006

2006-040 – Lawrence E. Masilko vs Christopher Darby Wear, Broker. Stipulation and Consent Order.

License censured; Plus an additional three (3) hours of continuing education in the area of license law to be completed by January 31, 2007. [Violated Title 299 Chapter 5-003.04 Failure to make known, in writing, to any purchaser or seller any interest the licensee has in the property he or she is buying or selling. If the licensee has any interest in the property for sale, said written disclosure shall take place prior to the buyer becoming obligated to purchase the property. In a situation where a licensee is purchasing property for themselves or for an entity in which they have any interest, said written disclosure by the licensee shall take place prior to the

seller becoming obligated to sell such property. Said written disclosure shall be signed and dated by the other party. A copy of the signed and dated disclosure shall be maintained by the licensee for five years from the date of the receipt by the other party. In a case where the subject property is listed by a real estate broker, such disclosure may be maintained in the transaction file in accordance with 299 NAC 3-001.] Wear failed to disclose to the purchaser and seller, in writing, his interest in the property being bought or sold.

November 2, 2006

2006-046 – Commission vs Lucie Jungjohann-Hazel, Broker. Stipulation and Consent Order. License revoked. [Violated Neb. Rev. Stat. § 81-885.21 (1) Each broker other than an inactive broker shall maintain in a bank, savings bank, building and loan association, or savings and loan association a separate, insured non-interest-bearing checking account in this state in his or her name or the name under which he or she does business which shall be designated a trust account in which all downpayments, earnest money deposits, or other trust funds received by him or her, his or her associate brokers, or his or her salespersons on behalf of his or her principal or any other person shall be deposited and remain until the transaction is closed or otherwise terminated unless all parties having an interest in the funds have agreed otherwise in writing; Title 299 Chapter 3.001 It shall be the duty of every broker to preserve for five years, following its consummation, records relating to any real estate transaction; Neb. Rev. Stat. § 81-885.24 (26) 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; Title 299 Chapter 3.002 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; Neb. Rev. Stat. § 81-885.24 (5) Failing to maintain and deposit in a separate non-interest-bearing checking account all money received by a broker acting in such capacity, or as escrow agent or the temporary custodian of the funds of others, in a real estate transaction unless all parties having an interest in the funds have agreed otherwise in writing; Neb. Rev. Stat. § 81-885.24 (22) Making any substantial misrepresentations; Neb. Rev. Stat. § 81-885.24 (3) Failing to

account for and remit any money coming into his or her possession belonging to others; Neb. Rev. Stat. § 81-885.24 (4) Commingling the money or other property of his or her principals with his or her own; and Neb. Rev. Stat. § 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a broker for violating each of the above license laws.] Jungjohann failed to maintain a bookkeeping system which clearly and accurately accounted for trust funds coming into her possession; Jungjohann failed to deposit trust funds coming into her possession into a trust account; Jungjohann failed to preserve for five years, records relating to a real estate transaction; Jungjohann made substantial misrepresentations; Jungjohann failed to account for and remit any money coming into her possession belonging to others; Jungjohann commingled money of her principals with her own; and Jungjohann demonstrated negligence, incompetence, or unworthiness to act as a broker.

November 2, 2006

2005-028 – Commission vs David M. Clark, Salesperson. Hearing held January 18, 2006. Appealed to the District Court of Lancaster County. Appeal dismissed October 10, 2006. License suspended for twelve (12) months with suspension to begin on November 13, 2006, with the first month served on suspension. The balance of said suspension served on probation to commence on December 13, 2006, and continue through November 12, 2007; plus six (6) hours of additional continuing education with three (3) hours in the area of license law and three (3) hours in the area of agency, all to be completed by November 13, 2007. [Violated Neb. Rev. Stat. § 81-885.24 (22) Making any substantial misrepresentations and Neb. Rev. Stat. § 81-885.24 (29) by demonstrating unworthiness to act as a salesperson.] Clark explicitly and falsely represented that he was licensed to act as a real agent under Iowa law; Clark implicitly represented through his actions that he could lawfully assist the buyers in negotiating for the purchase of an Iowa property and that he could lawfully prepare an offer to purchase on the Iowa property; and Clark engaged in acts in violation of the laws of the State of Iowa requiring an Iowa real estate license.

November 2, 2006

Licensure Recognition With Other Real Estate Regulatory Jurisdictions

This is general information pertaining to Nebraska resident licensees who are interested in obtaining a real estate license in any of the following real estate regulatory jurisdictions.

Below are the major provisions of qualifying for a non-resident license under the licensure recognition agreement entered into with that jurisdiction. In some cases you will note the licensure recognition extends to situations where licensees may be moving to that jurisdiction.

These are only general provisions and are subject to change, so immediate contact with that jurisdiction is recommended.

REAL ESTATE REGULATORY JURISDICTION ADDRESS/PHONE	GENERAL PROVISIONS FOR ISSUANCE OF NON-RESIDENT LICENSE
Alabama Real Estate Commission 1201 Carmichael Way Montgomery, AL 36106-4350 (334) 242-5544 www.arec.alabama.gov	<ul style="list-style-type: none"> – issue license based on active Nebraska license – certification required – continuing education – resident jurisdiction requirement only – if move with current non-resident license, then issue resident license
Alberta, Real Estate Council of 2424 4th Street SW, Suite 340 Calgary, Alberta T2S 2T4 Canada (403) 228-2954 www.reca.ca	<ul style="list-style-type: none"> – issue license based on Nebraska license – certification required – continuing education – resident jurisdiction requirement only – if move with current Nebraska license, then issue resident license
Arkansas Real Estate Commission 612 South Summit Street Little Rock, AR 72201-4740 (501) 683-8010 www.state.ar.us/arec/arecweb.html	<ul style="list-style-type: none"> – issue license based on active Nebraska license – certification required – continuing education – resident jurisdiction requirement only – if move with current non-resident license, then issue resident license
Colorado Department of Regulatory Agencies, Division of Real Estate 1900 Grant Street, Suite 600 Denver, CO 80203 (303) 894-2166 www.dora.state.co.us/real-estate	<ul style="list-style-type: none"> – issue license based on Nebraska license: salesperson to broker's associate broker to employing broker – certification required – continuing education – resident jurisdiction requirement only – if move with current Nebraska license, then issue resident license
Connecticut Dept. of Consumer Protection, Occupational and Professional Licensing Division 165 Capitol Avenue, Room 110 Hartford, CT 06106 (860) 713-6150 www.state.ct.us/dcp/	<ul style="list-style-type: none"> – issue license based on Nebraska license – certification required – continuing education – resident jurisdiction requirement only
Florida Division of Real Estate 400 W Robinson Street, N801 Orlando, FL 32801-1759 (407) 481-5662 www.myflorida.com	<ul style="list-style-type: none"> – must pass the Florida law-specific examination – current Nebraska license must be active – must have acquired Nebraska license by meeting educational, examination, and, if applicable, experience requirements – certification required
Georgia Real Estate Commission Suite 1000, International Tower 229 Peachtree Street NE Atlanta, GA 30303-1605 (404) 656-3916 www.grec.state.ga.us	<ul style="list-style-type: none"> – issue license based on Nebraska license – certification required – continuing education – resident jurisdiction requirement only – if move with current Nebraska license, then issue resident license

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REAL ESTATE REGULATORY JURISDICTION ADDRESS/PHONE	GENERAL PROVISIONS FOR ISSUANCE OF NON-RESIDENT LICENSE
Idaho Real Estate Commission P.O. Box 83720 Boise, ID 83720-0077 (208) 334-3285 www.irec.idaho.gov	<ul style="list-style-type: none"> - issue license based on active Nebraska license - certification required - continuing education – resident jurisdiction requirement only - if move with current non-resident license, then issue resident license
Illinois Office of Banks & Real Estate 500 E Monroe Street, Suite 200 Springfield, IL 62701 (217) 785-9300 www.obre.state.il.us/realest/realmain.htm	<ul style="list-style-type: none"> - must pass the Illinois-specific examination - salesperson – current Nebraska license must be active - broker – current Nebraska license must be active for immediately preceding two years - certification required - if move with current non-resident license, then issue resident license
Indiana Professional Licensing Agency 302 W Washington Street, E034 Indianapolis, IN 46204 (317) 234-3009 www.in.gov/pla/bandc/estate/	<ul style="list-style-type: none"> - must pass the Indiana-specific examination - current Nebraska license must be active - certification required - continuing education – resident jurisdiction requirement only - if move with current non-resident license, then issue resident license
Iowa Real Estate Commission 1920SE Hulsizer Avenue Ankeny, IA 50021-3941 (515) 281-7393 www.state.ia.us/irec	<ul style="list-style-type: none"> - issue license based on Nebraska license - certification required - continuing education – resident jurisdiction requirement only - if move with current Nebraska license, then issue resident license
Kansas Real Estate Commission Three Townsite Plaza, Suite 200 120 SE 6th Avenue Topeka, KS 66603-3511 (785) 296-3411 www.accesskansas.org/krec	<ul style="list-style-type: none"> - broker – must be licensed immediately preceding two years - salesperson – issue license based on Nebraska license - certification required
Kentucky Real Estate Commission 10200 Linn Station Road, Suite 201 Louisville, KY 40223 (502) 429-7250 (888) 373-3300 (toll free) www.ky.gov	<ul style="list-style-type: none"> - issue license based on Nebraska license and Nebraska Residency - certification required - continuing education – resident jurisdiction requirement, include Kentucky Core Course - if move with current non-resident license, then issue resident license
Maine Real Estate Commission 35 State House Station Augusta, ME 04333-0035 (207) 624-8603 www.state.me.us/pfr/olr	<ul style="list-style-type: none"> - must pass the Maine Non-Resident Examination - certification required
Massachusetts Real Estate Board 239 Causeway Street, Suite 500 Boston, MA 02114 (617) 727-2373 www.state.ma.us/reg/boards/re	<ul style="list-style-type: none"> - issue license based on Nebraska license - certification required - continuing education – resident jurisdiction requirement only - if move with current Nebraska license, then issue resident license
Michigan Consumer & Industry Services, Bureau of Commercial Services P.O. Box 30243 Lansing, MI 48909 (517) 241-9265 www.michigan.gov/realestate	<ul style="list-style-type: none"> - Non-Resident Letter of Understanding Agreement - contact Michigan
Minnesota Commerce Department Licensing Division 85 7th Place East St. Paul, MN 55101 (651) 296-6139 or (651) 296-9423 www.commerce.state.mn.us	<ul style="list-style-type: none"> - broker – (1) active license 2 years; 60 hours of real estate education; & broker examination passed OR (2) 3 years license immediately preceding & broker examination passed - salesperson – issue license based on Nebraska license

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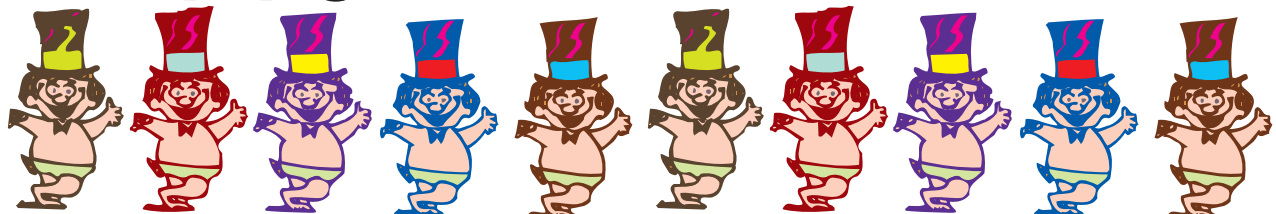
REAL ESTATE REGULATORY JURISDICTION ADDRESS/PHONE	GENERAL PROVISIONS FOR ISSUANCE OF NON-RESIDENT LICENSE
<p>Missouri Real Estate Commission 3605 Missouri Boulevard P.O. Box 1339 Jefferson City, MO 65102 (573) 751-2628 http://pr.mo.gov/realestate.asp</p>	<ul style="list-style-type: none"> - salesperson – (1) hold current, active salesperson license; (2) pass state portion of examination; (3) take 24 hour Missouri Real Estate Practice (MREP) Course; (4) submit application within 6 months of passing state portion of Missouri examination; and (5) certification of license history. - broker – (1) hold current, active broker license; (2) been active broker or salesperson 24 of last 30 months; (3) pass state portion of examination; (4) submit application within 6 months of passing state portion of Missouri examination; and (5) certification of license history.
<p>Mississippi Real Estate Commission P.O. Box 12685 Jackson, MS 39236-2685 (601) 932-9191 www.state.ms.us</p>	<ul style="list-style-type: none"> - issue license based on active Nebraska license issued by examination - certification required - continuing education – resident jurisdiction requirement only - if move with current non-resident license, then issue resident license
<p>Montana Board of Realty Regulation P.O. Box 200513 Helena, MT 59620-0513 (406) 444-2961 www.discoveringmontana.com/dli/rre</p>	<ul style="list-style-type: none"> - issue license based on Nebraska license - certification required - continuing education – resident jurisdiction requirement only
<p>New York Department of State, Division of Licensing Services 84 Holland Avenue Albany, NY 12208-3490 (518) 473-2728 www.dos.state.ny.us</p>	<ul style="list-style-type: none"> - issue license based on Nebraska license - certification required - continuing education – resident jurisdiction requirement only
<p>North Carolina Real Estate Commission P.O. Box 17100 Raleigh, NC 27619-7100 (919) 875-3700 www.ncrec.state.nc.us</p>	<ul style="list-style-type: none"> - issue license based on active Nebraska license salesperson to provisional broker broker to broker license - certification required - continuing education – resident jurisdiction requirement only - if move with current non-resident license, then issue resident license
<p>North Dakota Real Estate Commission 314 E Thayer Avenue, P.O. Box 727 Bismarck, ND 58502-0727 (701) 328-9749 or (701) 328-9737 www.governor.state.nd.us/boards</p>	<ul style="list-style-type: none"> - issue license based on active Nebraska license - certification required - continuing education – resident jurisdiction requirement only - if move with current Nebraska license, then issue resident license
<p>Ohio Division of Real Estate & Professional Licensing 77 S High Street, 20th Floor Columbus, OH 43215-6133 (614) 466-4100 www.com.state.oh.us/real/</p>	<ul style="list-style-type: none"> - must complete Ohio real estate law course - must pass the Ohio-specific examination - broker – current Nebraska license must be active for immediately preceding two years -- salesperson – current Nebraska license must be active for immediately preceding one year -- principal broker must maintain place of business in Ohio (contact Ohio for specifics) - certification required - continuing education – resident jurisdiction requirement only
<p>Oklahoma Real Estate Commission 2401 NW 23rd Street, Ste 18 Oklahoma City, OK 73107-2431 (405) 521-3387 www.orec.state.ok.us/</p>	<ul style="list-style-type: none"> - issue license based on Nebraska license - certification required - continuing education – resident jurisdiction requirement only - if move with current Nebraska license, then issue resident license

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REAL ESTATE REGULATORY JURISDICTION ADDRESS/PHONE	GENERAL PROVISIONS FOR ISSUANCE OF NON-RESIDENT LICENSE
Oregon Real Estate Agency 1177 Center St NE Salem, OR 97301-2505 (503) 378-4170 www.rea.state.or.us/	<ul style="list-style-type: none"> - issue license based on Nebraska license - certification required - continuing education – resident jurisdiction requirement only - if move with current Nebraska license, then issue resident license, if within one year of move
Pennsylvania Real Estate Commission P.O. Box 2649 Harrisburg, PA 17105-2649 (717) 783-3658 www.dos.state.pa.us/bpoa/cwp	<p style="text-align: center;">- UNDER REVIEW</p>
South Dakota Real Estate Commission 221 W Capitol Ave, Ste 101 Pierre, SD 57501 (605) 773-3600 www.state.sd.us/sdrec	<ul style="list-style-type: none"> - issue license based on Nebraska license - certification required - continuing education – resident jurisdiction requirement only - if move with current Nebraska license, then issue resident license
Tennessee Real Estate Commission 500 James Robertson Parkway Davy Crockett Bldg, Suite 180 Nashville, TN 37243-1151 (615) 741-2273 www.state.tn.us/commerce/boards/trec	<ul style="list-style-type: none"> - salesperson – issue license based on Nebraska license - broker – must have 3 years of real estate experience prior to application - certification required - continuing education – resident jurisdiction requirement only - if move with current Nebraska license, then issue resident license (broker applicants must have 3 years of real estate experience prior to application)
Washington Department of Licensing, Business & Professions Division – Real Estate P.O. Box 9015 Olympia, WA 98507-9015 (360) 664-6500 www.dol.wa.gov/realestate/refront.htm	<ul style="list-style-type: none"> - must pass examination on Washington real estate law - certification required - Nebraska license must be active and acquired by examination - continuing education – may use resident jurisdiction courses toward requirement in non-resident jurisdiction - if move with current Nebraska license, will issue Washington license when above requirements met
West Virginia Real Estate Commission 300 Capitol St, Suite 400 Charleston, WV 25301-2315 (304) 558-3555 www.wvrec.org	<ul style="list-style-type: none"> - issue license based on Nebraska license - certification required - if move with current Nebraska license, then issue resident license if within one year of move
Wyoming Real Estate Commission 2020 Carey Avenue, Suite 100 Cheyenne, WY 82002 (307) 777-7141 www.realestate.state.wy.us	<ul style="list-style-type: none"> - issue license based on Nebraska license - certification required - continuing education – resident jurisdiction requirement only - if move with current Nebraska license, then issue resident license

Happy New Year !!!



Nebraska Real Estate Commission
PO Box 94667
Lincoln, NE 68509-4667

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From the Chairman (Cont'd)

nary process; continued to update and enhance the Commission website; starting with licenses renewed for 2007 and those originally issued effective January 1, 2007, and after, the fees will be lowered \$10 for both the broker and the salesperson licenses (this is the third year in a row that licensee fees have decreased by \$10 each).

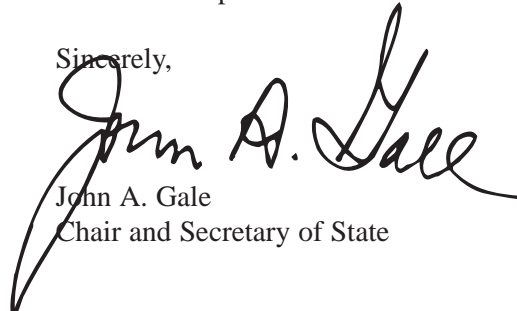
In addition, the Real Estate Commission, following a staff study, approved a commission-offered errors and omissions insurance policy for 2007 having the same coverage with the same carrier (National Union Fire Insurance Company, a subsidiary of AIG) for the same premium (\$135 for a full year) as last year's policy.

New 2006-2007 Commission Objectives have now been approved, and we are focusing on accomplishing these new goals.

The Commission continues to give close attention to applicants with any criminal background; our guidelines continue to be enforced with consistency, so some are allowed to sit for license examinations, and others are not. We consider this to be a very important duty to preserve public confidence and trust in the industry and in the Commission's oversight.

On behalf of all of the Commissioners, I send our best wishes to you for a happy holiday season celebrating your faith, your family, and your friends! We all have much to be grateful for as citizens of our great nation. While the world remains a troubled place, we have many good reasons to be optimistic about the future and the hope for peace and prosperity for all peoples.

Sincerely,



John A. Gale
Chair and Secretary of State