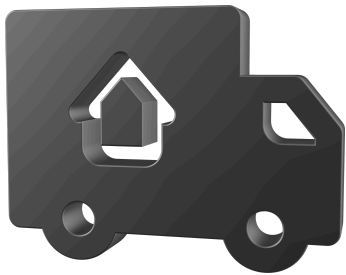




We Are Moving!

The Nebraska Real Estate Commission office is moving this month to a newly renovated office located at 500 South 16th Street, Suite 201 Lincoln NE 68508. We have occupied our current location at the Nebraska State Office Building on Centennial Mall since the summer of 2014. The staff and I really enjoy our location on the Mall but are looking forward to a freshly updated office. We will be directly across the street from the northeast corner of the Capitol. Feel free to stop by and say hi if you are in the area.



Meet the Commissioners



Nebraska Real Estate Commission: Seated (left to right): Paul Vojchehoske, Chairman Bob Evnen, Connie Burleigh. Standing: Rocky Geiser, Doug Dohse, Ben Muraskin, Paul Peter

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Commission Meeting Schedule

June 25-26, 2026.	Lincoln
August 13-14, 2026.	Lincoln
September 10-11, 2026.	Lincoln
October 15-16, 2026	Lincoln
November 19, 2026.	Lincoln



Departmental Reads



Education, Training & Examination Information



Complaint, Enforcement and Discipline



Applications, Licensing, Transfers & Renewals



Trust Account & Compliance Audit

Contact Us:

(402) 471-2004 nrec.nebraska.gov

realestate.commission@nebraska.gov

500 S 16th Ste, Suite 201
Lincoln, NE 68508

Acting as A Principal in A Real Estate Sale—Duties and Obligations of Agents

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The Nebraska Real Estate Commission grants permission to reprint articles which appear in this newsletter on condition that recognition of their original publication in the Nebraska Commission Comment also appears with the article.

The Nebraska Real Estate Commission often solicits articles from outside experts or reprints articles with permission. While we feel that these articles may offer a broader perspective and will be of interest to the reader, it should be remembered that the views expressed are those of the author and not necessarily those of the Commission.

The Commission receives a significant number of complaints filed against licensees involving situations where a licensee is acting as a principal in a real estate transaction, and while we don't keep numbers on such activity, it appears that situations where licensees are acting as both agent and real estate investor have been on the rise. This article outlines the basic duties and obligations of a licensee acting as a principal or interested party in a real estate transaction.

When is a Licensee Acting as a Principal in a Real Estate Sale?

Title 299 Chapter 5 of the Commission's Regulations refer to disclosure of any interest a licensee has in the property being sold. Chapter 2, § 006 of the Regulations refers to disclosing status as an agent in advertising or solicitation if the agent has any direct or beneficial interest in the property being bought or sold.

What does this mean in practice? An ownership interest includes a name on the title, a marital interest (title in your spouse's name) as well as an ownership interest in a Corporation, LLC, Partnership, or other business entity buying or selling a property. There may be other types of interests as well, such as future interests under real property law, when in doubt disclose or seek the advice of a real estate attorney before proceeding.

What are a Licensee's "Licensed Agent Status Disclosure" Obligations When Acting as Principal in a Real Estate Transaction?

A licensee with any interest in a property being bought or sold must disclose, to all parties to the transaction, their interest and licensee status prior to the other parties becoming obligated to purchase the property (NAC Title 299, Ch. 5, §003.04). The disclosure must take place at or before the signing of the purchase agreement. The Commission does not have a form for this disclosure, but the disclosure should state the name of the licensee, their license status, "licensed real estate agent", "licensed real estate broker", "licensed real estate salesperson" and their interest in the property if seller, or interest in purchasing if buyer, even if acting on a principal on their own behalf. In other words, just because the other parties know you are an agent, and you are buying or selling the property in your own name, you are still obligated to disclose your agency status in writing. Please note this requirement is in place whether there is a brokerage/agency involvement in the transaction or not.

If a licensee acting as a private party is advertising for the sale of property they have any ownership interest in, or advertising for purchase on their own behalf, or behalf of any entity or group they have an interest in, they must disclose their license status in all advertising related to the sale or purchase (NAC Title 299, Ch. 2, § 006). Please note if acting as a private party this disclosure may state "agent owned property" or "agent has an interest in the property" or "this purchase solicitation is made by a licensed real estate agent" or similar, and should not contain the name the brokerage does business under, as using the brokerage name in a private sale may be confusing to the public.

What are a Licensee's Duties Regarding Disclosures and Contractual Obligations?

The Commission has consistently held that, even if you are not acting as an agent, a licensee's conduct in a real estate transaction may constitute a demonstration of negligence, incompetence, or unworthiness to act as a licensee if misrepresentations are made regarding the condition of the property or other negligence, incompetence or unworthiness related to aspects of the contract or transaction occur (for example stating you are pre-approved for financing when you are not, completing repairs to the property without required inspection, or failing to provide an earnest deposit as a buyer when the contract requires it).

So, in addition to any civil liability, such actions may also be grounds for a complaint before the Nebraska Real Estate Commission. From a practical standpoint, there is much more likely to be actual knowledge of property condition or defects when a licensee is selling as an owner or as owner/listing agent and not just as an agent.

So, once again, when in doubt, disclose. Such disclosures start with a complete and accurate seller property disclosure statement but certainly don't end there.

Continued to Page 4



Director's Desk

When is it proper (and legal) to hand over keys for a closing?

In Nebraska, keys should only be handed over once the transaction is closed and funded. I am fully aware that it is common practice for the buyer's agent to ask the listing agent if they can keep the keys after the final walk through, especially if the seller has already moved. However, there are several things for both agents to keep in mind if you consent to this.

Listing Agent- You can say no to the request and make sure to get the keys to the closing. If you say yes to letting the buyer's agent keep the keys, you should only do so with the seller's approval. I spoke to a long-time high producing agent that will only say yes if the buyer's agent agrees in writing to keep the keys until after closing. This agent is going to start including the seller in this process.

Buyer's Agent- If the seller or their agent doesn't agree, plan on the listing agent delivering the keys at closing. Under no circumstance should any agent give keys to a buyer before closing without an early occupancy agreement signed by all parties. This will help avoid a Commission complaint, or civil action.



Senior Compliance Auditor John Clark Retires

The Commission would like to recognize the service of Senior Compliance Auditor, John Clark, who will be retiring July 2nd after 38 years of service with the Real Estate Commission. John began his career with the Commission as a Trust Account Examiner and was promoted to Senior Compliance Auditor 10 years ago.

John's depth of knowledge is unsurpassed in the real estate industry in Nebraska. He claims to have come into his role with the Commission in October 1987 with no knowledge of how real estate works. He learned quickly, and when conducting audits, he was well known for educating Brokers rather than issuing discipline.

John plans to tackle the "Honey-Do" list his wife has been adding to the past several years and mow his lawn 3 times a week instead of 2. He looks forward to enjoying his retirement with his wife Trudy and kids and Grandchildren. A reception in his honor will be held on July 2nd at the NREC office, details below.



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.

Communication Guide



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

Commission Meeting Information

Shae Drews - shae.drews@nebraska.gov

Complaint Procedures

William Boucher - william.boucher@nebraska.gov
Shannon Nyhoff - shannon.nyhoff@nebraska.gov

Continuing Education History or Inquiries

Melissa Belcastro - melissa.belcastro@nebraska.gov

Curriculum Design (Education & Instructor Approval)

Melissa Belcastro - melissa.belcastro@nebraska.gov

Errors and Omissions Insurance Inquiries

Monica Rut - monica.rut@nebraska.gov

Financial Officer

Christina Seyersdahl - christina.seyersdahl@nebraska.gov

General Questions or Requests

General Email realestate.commission@nebraska.gov

Broker - License Application Process; Licensing Requirements; New Licenses In Process

Nickhol Andruss - nickhol.andruss@nebraska.gov

Salesperson - License Application Process; Licensing Requirements; New Licenses In Process

Marilyn Masters - marilyn.masters@nebraska.gov

Professional Certificates (LLC's & PC's)

Shae Drews - shae.drews@nebraska.gov

Specialized Registrations

Monica Rut - monica.rut@nebraska.gov

Transfer of License

Patricia Menousek - patricia.menousek@nebraska.gov

Trust Account Matters

John Clark - john.clark@nebraska.gov
JoDell Hajek - jodell.hajek@nebraska.gov
Julaina Riege - julaina.riegen@nebraska.gov

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500 South 16th Street, Suite 201
P.O. Box 94667
Lincoln, NE 68509-4667

Acting as Principal and Agent--Fiduciary Duty Comes First

There is no law that prohibits a licensee from acting as both agent and principal in a transaction. Licensees should always disclose their interest in the transaction to all parties as already outlined in this article. Licensee should also be aware that, like in a dual agent situation, your actions may be subject to closer scrutiny by the parties to the transaction because of your personal interest in the matter.

One of the more common situations is where a licensee is acting as a seller's agent and makes an offer to purchase the property they have listed. Once again, the law does not prohibit this, but acting as principal does not relieve you of your fiduciary duty to your client, you must always act in their best interest as a client and not your best interest as a buyer. Examples of how fiduciary duty could be breached in this situation include representing to the seller that a listed property is worth less than market value before making an offer on it, or not making an effort to market the property, then making an offer yourself, representing that there is little or no interest, or, worst case, not presenting other offers, or misrepresenting them in favor of your own.

Licensees acting as an agent where they have an interest in a transaction should be aware that there may be a conflict of interest between your own interest and the interest of the entity you are representing if an entity or group. For example, you are a buyer's agent for an LLC you have an interest in, the LLC is looking at competing properties, one is a better deal for the LLC, the other is offering a larger buyer's agent commission. As the buyer's agent you have an obligation to ensure the competing offers get equal billing to the other members of the LLC so that they can make an informed decision in their own best interest. While this is no different than acting as an agent where you are not a principal to the transaction, it is an important reminder that, while you may be acting as principal as well as agent, if you are not the sole party responsible for purchasing decisions you cannot substitute your wishes for those of your client.

In addition, all of the usual agency obligations of course apply, agency disclosure, proper handling of funds, disclosure of compensation, ensuring the seller property disclosure is provided, adverse material facts, etc.

Licensee's Obligation When Acting as or on Behalf of a Wholesaler

Licensee's duties and obligations when acting as an agent for, or a principal marketing an equitable interest (contractual, rather than title interest) in real property are subject to the Commission's wholesaling rules and procedures, which can have been covered in previous issues of the Commission Comment and can also be found here: <https://nrec.nebraska.gov/legal/policyinterpretation.html#PI42>

Wrapping it All Up

Proper disclosure of agent status and property condition as well as remembering your fiduciary duty are the keys to staying out of trouble when an agent is acting as a principal in a real estate transaction.

One Broker, One Entity: Understanding Nebraska's Entity Requirements

Thinking about creating a separate LLC for property management? Launching a new brand for your brokerage? Before you do, make sure you understand Nebraska's entity requirements for real estate brokers.

Nebraska real estate brokers have several options when choosing how to structure their business. A broker may operate as a:

- Sole Proprietorship – an individual conducting business under their own name.
- Corporation (Inc.) – a separate legal entity owned by shareholders.
- Limited Liability Company (LLC) – a business structure that offers liability protection and management flexibility.
- Partnership – a business owned by two or more individuals.

While brokers have choices when selecting a business structure, Nebraska law is clear on one important point: a broker may operate under only one business entity.

Nebraska regulations require brokers to submit their business entity and legal business name to the Nebraska Real Estate Commission for approval. Once approved, all licensed real estate activities must be conducted through that single entity.

What does that mean in practice? A broker cannot operate real estate sales through one LLC and property management through a separate LLC or corporation. Likewise, licensed brokerage activities cannot be divided among multiple entities. All licensed real estate activities must be conducted through the broker's one approved business entity.

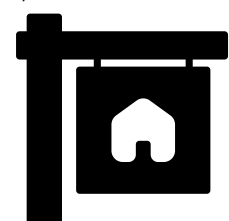
However, brokers may operate under multiple trade names (DBAs), provided those names are properly registered and approved. For example, a broker operating through ABC Realty, LLC may use different trade names for marketing, branding, or specialized services, as long as all registration and approval requirements are met.

Before conducting business under any entity name or trade name, brokers must ensure that the name is properly registered with the Nebraska Secretary of State and submitted to the Nebraska Real Estate Commission for approval. Whether operating as a corporation, LLC, partnership, or under a trade name, brokers are responsible for maintaining accurate registrations and ensuring the Commission's records reflect all approved business names under which they operate.

A little planning today can help avoid licensing issues tomorrow. If you're considering changes to your business structure, adding a trade name, or have questions about entity requirements, contact the Nebraska Real Estate Commission before moving forward.

References

- Nebraska Administrative Code, Title 299, Chapter 2, Section 002 ("A broker may operate only under one business entity.")
- Nebraska Revised Statute § 81-885.11 (requirements for partnerships, LLCs, corporations, and business names)





Safety First: A Reminder for Real Estate Licensees

A recent NBC News article revisiting the 2011 killing of Iowa real estate agent Ashley Okland serves as a sobering reminder that real estate professionals often meet strangers alone in private settings. Although safety awareness has increased since Okland's death, industry risks remain.

The article also highlights a concerning trend: many real estate professionals reported that their brokers either did not have formal safety procedures in place or that they were unaware of any established safety protocols. This underscores the importance of not only having safety policies, but also ensuring that all licensees are trained on and regularly follow them.

Licensees are encouraged to make safety a daily habit: meet new clients in the office or a public place first, verify identification, let someone know where you are going, avoid showing properties alone when possible, and trust your instincts if something feels wrong.

No sale, showing, or appointment is worth compromising your safety. Take precautions, use available safety tools, and make sure someone always knows your schedule.

Disciplinary Actions Taken by the Real Estate Commission

(Does Not Include Cases on Appeal)

2021-011 Nebraska Real Estate Commission v. Larry Dean Flamme; Associate Broker; Fremont, NE. Stipulation & Consent entered November 11th, 2025. Licensee ordered to pay a civil fine of \$1500.00 due on or before 02/09/2026; Licensee ordered to complete 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 on or before 05/10/2026. [Licensee failed to facilitate a walkthrough and misrepresented buyer's interest in the Property violating Neb. Rev. Stat. § 76-2417(1) and Neb. Rev. Stat. § 81-885.24(16).

2021-011 Nebraska Real Estate Commission v. James Marlin Brabec; Associate Broker; Fremont, NE. Stipulation & Consent entered November 11th, 2025. Licensee ordered to pay a civil fine of \$1500.00 due on or before 02/09/2026; Licensee ordered to complete 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 on or before 05/10/2026. [Licensee failed to facilitate a walkthrough and misrepresented buyer's interest in the Property violating Neb. Rev. Stat. § 76-2417(1) and Neb. Rev. Stat. § 81-885.24(16).

22023-023 Nebraska Real Estate Commission v. Scott Anderson; Salesperson; Omaha, NE. Stipulation and Consent entered on 10/03/2025. License is Suspended for six (6) months with the entire Suspension stayed and served on Probation. Suspension / Probation to begin 12/11/2025 through 06/11/2026. Licensee ordered to pay a civil fine of \$1,000 on or before 02/09/2026. Licensee ordered to complete 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 on or before 05/10/2026. [Licensee's failed to "At the earliest practicable opportunity during or following the first substantial contact with seller, landlord, buyer, or tenant who has not entered into a written agreement for brokerage services with a designated broker" which demonstrated "negligence, incompetency, or unworthiness to act as a broker" violating Neb. Rev. Stat. § 81-885.24 (29) and Neb. Rev. Stat. § 76-2421(1);]

2024-039 Nebraska Real Estate Commission for Kenika Jennings v. Torye Rankins; Salesperson, Omaha, NE. Final Order entered November 25th, 2025. License Revoked effective 12/25/2025 [Licensee's multiple fraudulent representations on Applications during time of licensure and Licensee's assault of another person demonstrated "negligence, incompetency, or unworthiness to act as a broker or salesperson violating Neb. Rev. Stat. § 81-885.24(29);]

2022-039 Nebraska Real Estate Commission v Natalie N. Martinez; Broker; Lexington, NE. Stipulation and Consent entered 11/25/2025. Licensee Suspended for a period of four (4) years, with said Suspension stayed and served on Probation. Suspension / Probation to commence on 02/20/2025 and continue through 02/20/2029. Licensee ordered to pay civil fine of \$2,500 on or before 02/03/2026. Licensee ordered to complete Continuing Education with three (3) hours in License Law, three (3) hours in Commercial Transactions, and three (3) hours in Agency on or before 05/24/2026. [Licensee's committed an unfair trade practice by inducing client to break contract for the purpose of substituting, in lieu thereof, a new contract with another principle violating Neb. Rev. Stat. §81-885.24(13). Licensee violated Neb. Rev. Stat. §26-2421(1)(b) and Neb. Rev. Stat. § 81-885.24 (16) by engaging in conduct and making statements contrary to the best interest of the client.;

2025-033 Nebraska Real Estate Commission v. Elizabeth Long; Salesperson; Blair, NE. Stipulation and Consent Order entered 02/25/2026. License placed on Probation for one (1) year beginning on 03/27/2026 through 03/27/2027. Licensee ordered to pay civil fine of \$2,500 on or before 05/25/2026. Licensee ordered to complete an additional six (6) hours of continuing education with three (3) in the area of social media ethics, and three (3) in the area of license law on or before. 08/24/2026. [Licensee's advertisements violated 299 Neb. Admin. Code § 2-004. Licensee had been warned by Commission staff and directed to correct violations prior to filing of Complaint. Licensee failed to correct advertising as directed over prior twenty (20) months. Licensee's violations of Commission's advertising regulations are an unfair trade practice under Neb. Rev. Stat. § 81-885.24 (2).]

2023-022 Nebraska Real Estate Commission v. Gordon Opp; Salesperson; Lincoln, NE. Stipulation and Consent Order entered 01/15/2026. License placed on eighteen (18) months Suspension with the first thirty (30) served. Suspension to begin 02/01/2026 through 03/03/2026. Probation to begin 03/04/2026 through 08/01/2027. Licensee ordered to pay civil fine of \$2,000 on or before 04/20/2026. Licensee ordered to complete an additional six (6) hours of continuing education with three (3) in the area of ethics, and three (3) in the area of license law on or before 07/19/2026. [Licensee's failure to disclose interest in transaction violated 299 Neb. Admin. Code § 5-003.04 which constitutes an unfair trade practice under Neb. Rev. Stat. § 81-885.24(26). Licensee's failure to disclose financial interest in the transaction was a substantial misrepresentation violating Neb. Rev. Stat § 81-885.24(22). Licensee actions demonstrated "negligence, incompetency, or unworthiness to act as a broker or salesperson" violating Neb. Rev. Stat. § 81-885.24 (29).

DEPARTMENTAL READS



Education, Training & Examination Information

Calling all Nebraska Real Estate Instructors and Providers!

Contact our office at Melissa.Fischer@nebraska.gov or 402-471-2004 to register.

We look forward to seeing you at our upcoming Instructor Development Workshop to be held on Wednesday, July 15th at the Omaha Area Board of Realtors (Omaha, NE).

Our workshop presenter, Debra Betolatti, is a nationally recognized real estate speaker, educator, and coach with over 30 years of industry experience. Licensed as a REALTOR since 1994 and currently active as a Georgia Real Estate Broker, Debra has built a career defined by resilience, innovation, and a passion for elevating the real estate profession. As a bilingual educator (English and Spanish), she brings cultural proficiency and inclusive instruction to every stage and classroom.

Our day encompasses research based instructional methods with practical microlearning strategies, active learning designs, integrating technology ideas, classroom management toolkit and ready to use mini lessons. Pearson Vue provided a snapshot of the statistics behind the licensing exam.

We extend our greatest appreciation to the Omaha Area Board of REALTORS® for sponsoring our even location.



Applications, Licensing, Transfers & Renewals

Who's Really Conducting the Business?

Social media, real estate teams, and virtual assistants have changed how business is conducted, but they have not changed licensing laws.

Across the country, regulators continue to identify unlicensed activity as a significant compliance concern. Activities such as negotiating contracts, discussing terms of a transaction, showing property, or performing other licensed services for compensation generally require a real estate license. Brokers are also responsible for ensuring that individuals working on behalf of the brokerage are properly licensed and supervised.

As technology and marketing practices evolve, it is important to remember that licensing requirements still apply, whether business is conducted in person, online, or through social media platforms.

Before delegating duties to an assistant, team member, or third-party contractor, take time to review whether the activity requires a real estate license. A simple misunderstanding about who may perform a licensed activity can lead to disciplinary action and potential liability for both the individual and the broker.

When in doubt, contact the Nebraska Real Estate Commission for guidance before proceeding.



Complaint, Enforcement and Discipline

The Complaint You Can Prevent

Many real estate complaints don't begin with a major transaction issue—they begin with a communication breakdown.

Clients who do not understand the transaction process, receive delayed responses, or feel left out of important decisions are more likely to become dissatisfied, even when the transaction ultimately closes successfully.

Licenses can reduce the likelihood of complaints by communicating regularly, documenting important conversations, responding promptly to client inquiries, and clearly explaining agency relationships, contracts, deadlines, and transaction updates.

A simple phone call, email, or text message can often prevent a misunderstanding from becoming a formal complaint. Consistent communication not only improves the client experience—it also helps protect your license and reputation.

If a problem arises, address it early. Many complaints can be avoided when concerns are acknowledged and resolved before they escalate.



Trust Account & Compliance Audit

Trust Accounts: Small Errors, Big Consequences

When it comes to trust accounts, some of the most common violations aren't intentional misconduct—they're bookkeeping mistakes.

Brokers should regularly reconcile trust account balances, maintain complete transaction ledgers, and ensure that client funds are always kept separate from business and personal accounts. Remember, trust funds belong to the client—not the brokerage.

A few minutes spent reviewing trust account procedures today can help prevent costly violations tomorrow. If you have questions about trust account requirements, contact the Nebraska Real Estate Commission for guidance.

2023-009 / 2025-015 Nebraska Real Estate Commission v. Renae Muller; Associate Broker; Columbus, NE. Stipulation and Consent Order entered 01/15/2026. License placed on four (4) years', two (2) months', and seven (7) days suspension with the first year served on Suspension and remainder to be stayed and served on Probation. Suspension to begin 02/19/2026 through 02/19/2027. Probation to begin 02/20/2027 and continue through 03/27/2030. Licensee ordered to pay civil fine of \$5,000 on or before 04/20/2026. Licensee ordered to complete an additional nine (9) hours of continuing education with three (3) in the area of ethics, three (3) in the area of license law, and three (3) in the area of agency on or before 07/19/2026. [Licensee did not accurately account for monies placed in their trust in violation of duties of landlord's agent under Neb. Rev. Stat § 76-2417(1)(a)(c) (d) which is an unfair trade practice under Neb. Rev. Stat. § 81-885.24(16), 299 Neb. Admin. Code § 3-002, and Neb. Rev. Stat. § 81-885.24(26). Licensee's failure to account for monies placed in their trust was also an unfair trade practice under Neb. Rev. Stat. § 81-885.24(3). By acting as Designated Broker for two entities between January 2024 and April 2024 violated Neb. Rev. Stat. § 81-885.03(1). Licensee's failure to produce any book or record concerning investigation by the Commission under 299 Neb. Admin. Code § 5-003.17 constitutes a violation of Neb. Rev. Stat. § 81-885.24(29)]

2025-001 Nebraska Real Estate Commission v. LaMarr Matthes; Designated Broker; Falls City, NE. Stipulation and Consent Order entered 04/06/2026. License placed on one (1) year's Probation to begin on 05/06/2026 through 05/06/2027. Licensee ordered to pay civil fine of \$1,000 on or before 07/05/2026. Licensee ordered to complete an additional six (6) hours of continuing education with three (3) in the area of ethics and three (3) in the area of contracts on or before 10/03/2026. [Licensee's failure to properly document addendum regarding post sale occupancy demonstrated "negligence, incompetency, or unworthiness to act as a broker or salesperson" violating Neb. Rev. Stat. § 81-885.24 (29).]

2025-001 Nebraska Real Estate Commission v. Keri Wilhelm; Salesperson; Falls City, NE. Stipulation and Consent Order entered 04/06/2026. License placed on one (1) year's Probation to begin on 05/06/2026 through 05/06/2027. Licensee ordered to pay civil fine of \$1,000 on or before 07/05/2026. Licensee ordered to complete an additional six (6) hours of continuing education with three (3) in the area of ethics and three (3) in the area of contracts on or before 10/03/2026. [Licensee's failure to properly document addendum regarding post sale occupancy demonstrated "negligence, incompetency, or unworthiness to act as a broker or salesperson" violating Neb. Rev. Stat. § 81-885.24 (29).]

2023-029 Nebraska Real Estate Commission for Renald and Chere Jones v. Romius Deschon Blackmon; Salesperson; Lincoln, NE. Final Order entered 03/28/2026. License placed on Suspension for two (2) years with the entirety stayed and served on Probation. Probation to begin 04/17/2026 through 04/17/2028. Licensee ordered to pay civil fine and court costs in the amount of \$2,912.50 on or before 06/16/2026. Licensee ordered to complete an additional six (6) hours of continuing education with three (3) in the area of ethics and three (3) in the area of disclosures on or before 09/14/2026. [Licensee failed to issue Agency Disclosure at earliest practicable opportunity violating Neb. Rev. Stat. § 76-2421(1). Licensee failed to disclose adverse material facts concerning the Property violating Neb. Rev. Stat. § 76-2418 and Neb. Rev. Stat. § 81-885.24(16)(26) Licensee's actions demonstrated "negligence, incompetency, or unworthiness to act as a broker or salesperson" violating Neb. Rev. Stat. § 81-885.24 (29).]

2023-047 Nebraska Real Estate Commission for Jolene Lordemann v. Bryan Dennis Hoefler; Salesperson; O'Neill, NE. Stipulation and Consent Order entered 04/23/2026. License placed on two (2) years' Probation beginning 05/23/2026 through 05/23/2028. Licensee ordered to pay civil fine of \$2,500 on or before 07/22/2026. Licensee ordered to complete an additional nine (9) hours of continuing education with three (3) in the area of ethics, three (3) in the area of license law, and three (3) in the area of agency on or before 10/20/2026. [Licensee's failure to provide proper disclosures violated Neb. Rev. Stat. § 76-2421(1). Licensee failed to issue closing costs at time of offer violating Neb. Rev. Stat. § 76-2421(3)(b). Licensee's actions demonstrated "negligence, incompetency, or unworthiness to act as a broker or salesperson" violating Neb. Rev. Stat. § 81-885.24 (29).]

