

Real Estate Review

Wyoming Real Estate Commission and Certified Real Estate Appraisal Board

Volume 2014-1

March 2014



State of Wyoming

SALES OF NEW HOMES UP 9.6%



(WASHINGTON) – HUD and the Commerce Department report sales of newly built single-family homes rose an impressive 9.6 percent in January to an annualized sales pace of 468,000.

A year ago at this time, the annualized pace was 457,000. The January figure is well above the December 2013 number of 427,000.

The January figures undermine Realtor association and other economic pundits who blamed existing home sales declines on frigid weather. (The January sales pace for existing homes, released last week, was 4.62 million – a 5.1 percent decline from December's rate of 4.87 million.)

Other economists also noted, however, that because figures are “seasonally adjusted” to account for fewer winter-time buyers, the latest new home sales from the government could be exaggerated.

The median sales price of new houses sold in January 2014 was \$260,100.

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LICENSE NUMBERS AS OF NOVEMBER 1, 2013

REAL ESTATE

SALESPERSON – 929

ASSOCIATE BROKER– 660

RESPONSIBLE BROKER– 632

INACTIVE– 868

FIRM– 490

APPRAISER

CERTIFIED GENERAL– 263

CERTIFIED RESIDENTIAL– 159

LICENSE NUMBERS AS OF MARCH 1, 2014

REAL ESTATE

SALESPERSON – 977

ASSOCIATE BROKER– 671

RESPONSIBLE BROKER– 622

INACTIVE–837

FIRM– 480

APPRAISER

CERTIFIED GENERAL – 220

CERTIFIED RESIDENTIAL – 130

**Appraisal Management
Companies**

83

Real Estate Review

Wyoming Real Estate Commission and Certified Real Estate Appraisal Board



DIRECTOR'S UPDATE

March 2014 - Director's Report

Greetings from the Real Estate Commission office in Cheyenne! Here are a few important updates!

New Commission Web Site

The Commission is pleased to announce that it has launched a new, redesigned web site. The new site is a "Google Site" and works best using the Google Chrome Internet Browser. If you still love to use Internet Explorer, please make sure that you have the most up-to-date version to minimize errors. The goal of building the new web site is to make information and forms easier to find. The switch to a "Google Site" also provides a cost savings for the Commission as the State of Wyoming has a low cost contract with Google for web site hosting. If you have feedback or questions regarding the new web site and its structure, please give the office a call or send an email to realestatecommission@wyo.gov.

Legislative Session

The Wyoming State Legislature approved Senate File 80 (SEA0056), which amended language in the Real Estate Act concerning "owner or lessor" to change it to "buyer or seller" and clarified language concerning "in-house" transactions and the designated licensees permitted to work with a seller or buyer.

The Legislature also approved House Bill 62 (HEA0040), which enhanced requirements of all State licensing boards. The only enhanced requirement that directly impacts the Commission is the stipulation that we conduct routine fiscal audits of all accounts.

Last, the budget for the Wyoming Real Estate Commission was approved with the budget bill as submitted by staff, totaling \$1.4M for the 15/16 biennium. This revised budget includes spending authority for fees raised by registering Appraisal Management Companies (AMCs) in Wyoming.

All bills can be accessed online by visiting the Wyoming Legislature's Web Site at <http://legisweb.state.wy.us>.

Rules Updates

As a reminder, please note that rules governing real estate licensees and certified appraisers in Wyoming were amended in 2013. New versions of these rules are available on our web site; just click on the links on our homepage on the left side that say "Rules and Regulations."

Real Estate Licenses and GL Simple Suite

In the fall of 2013, the Commission processed and issued licenses using our new licensing software system, GL Simple Suite. Not only was all licensee information transferred into the new software, the system now houses a directory feature which allows the general public to search for a real estate licensee, certified appraiser or appraisal management company. When you have a spare moment, please visit our web site and click on the directory links near the bottom of the homepage to search for your contact information. If you have any issues or concerns with how your information is displayed on the directory, please submit your requested changes via email to realestatecommission@wyo.gov.

(Continued on page 4)

DISCIPLINE**Real Estate**

Mr. Thomas Simons, Responsible Broker for Team Property of Gillette, AKA Team Properties Group LLC, Gillette, Wyoming, is required to take education for the following violations:

- A. Wyo. Stat. Ann. §§ 33-28-111(a)(ii). Violation of this act or any rule of the commission;
- B. Wyo. Stat. Ann. §§ 33-28-111(a)(xx)(xxi). Censure of licensee and suspension or revocation of license; grounds.

(a) The commission shall upon a written sworn complaint or may upon its own motion investigate the actions of any licensee conducting real estate activity regarding real estate located in Wyoming, impose an administrative fine not to exceed two thousand five hundred dollars (\$2,500.00) for each separate offense and may censure a licensee, place a licensee on probation and set the terms of probation, suspend or revoke any license issued under this act for any of the following:

(xx.) Failing to obtain written listing agreements identifying the property and containing all terms and conditions under which the property is to be sold including the price, the compensation to be paid, the signatures of all parties concerned and a definite expiration date;

(xxi) Failing to deliver within a reasonable time a completed copy of any document to all parties;

- C. Wyo. Stat. Ann. §§ 33-28-305(b)(ii)(D). Intermediary.

(b) A licensee engaged as an intermediary shall owe to each party with whom the intermediary has contracted the following duties and obligations:

(ii) To exercise reasonable skill and care as an intermediary, including:

(D) Keeping the parties fully informed regarding the transaction;

DISCIPLINE

Appraiser

Barry Samuels, Certified Residential Appraiser, was required to attend the Wyoming Certified Real Estate Appraiser approved course "Residential Market Analysis Highest and Best Use" for fifteen (15) hours within six (6) months of the date of a decision by the Board. Said course shall not count toward renewal education requirements for the following violations:

- A. USPAP Standards Rule 2-2(b)(x) The content of a Summary Appraisal Report must be consistent with the intended use of the appraisal and, at a minimum: clearly and conspicuously: state all extraordinary assumptions and hypothetical conditions; and state that their use might have affected the assignment results;

FEDS SEE HOME PRICES INCREASE SLOWING

(WASHINGTON) – The Federal Housing Finance Agency has released its fourth quarter 2013 home price report, showing that although prices rose 1.2 percent in the quarter over the previous quarter, increases are slowing.

FHFA economist Andrew Leventis described the appreciation a

“considerable,” but “more modest than in recent periods”. It is too early to know whether the lower quarterly growth rate represents the beginning of more normalized price appreciation patterns or a more significant slowdown.”

FHFA said house prices rose 7.7 percent from the fourth quarter of 2012 to the

fourth quarter of 2013.

The government said prices rose in 38 states, compared to 48 states in the third quarter.

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DIRECTOR'S UPDATE (Continued from page 2)

The next phase of development for GL Simple Suite will be the merger of continuing education data with the software product. Currently, continuing education data is tracked for each licensee in a database housed by the State of Wyoming Department of Administration and Information (A&I). Once the A&I database has been completely merged into GL Simple Suite, all continuing education information will be housed in GL Simple Suite. This means that all information concerning your license will be housed in one central database and you'll no longer have to visit the A&I web site to track your education hours earned.

After the continuing education data is completely merged in GL Simple Suite, our team will begin testing the software suite for the next phase, online renewals. Our hope is that by the fall, individuals needing to renew a license in 2014 will be able to provide all of the necessary information and pay their fees directly through GL Simple Suite. Eventually, all licensees will be able to view their information and submit requests, forms and payments in GL Simple Suite through a secure site using a username and password of their choice. Moving to this “paperless” system for renewals will make the process much easier and faster for the office and for licensees. As you all know, transitioning to new data systems and implementing new processes takes a lot of work and patience. We will work diligently to ensure that this process goes smoothly, but if you run into an issue with GL Simple Suite, please notify our office as soon as possible so that it may be resolved.

CANCELED REAL ESTATE LICENSES

Name, City, Type of License		S=Salesman	A=Associate Broker	B=Responsible Broker
<u>Blake W. Hoopes</u>	<u>Afton</u>	S	<u>Rachel B. McPherson</u>	<u>Casper</u> S
<u>Elray Titensor</u>	<u>Afton</u>	S	<u>Shaelee A. Moline</u>	<u>Casper</u> S
<u>Laurie W. McCardell</u>	<u>Alcova</u>	A	<u>Terria L. Glasspoole</u>	<u>Casper</u> S
<u>Arnold August Gaub</u>	<u>Alpine</u>	B	<u>Thomas M. Hockaday</u>	<u>Casper</u> S
<u>Amy Almeida Scott</u>	<u>Alpine</u>	S	<u>Valerie L. Dryden</u>	<u>Casper</u> S
<u>Brenda L Sanders</u>	<u>Bar Nunn</u>	S	<u>William L. Elliott</u>	<u>Casper</u> S
<u>Joanne J. Cowan</u>	<u>Basin</u>	B	<u>Colleen R. Averill</u>	<u>Cheyenne</u> A
<u>Francis D. Walter</u>	<u>Buffalo</u>	S	<u>David L. Zwonitzer</u>	<u>Cheyenne</u> A
<u>Susan J. Palmerlee</u>	<u>Buffalo</u>	S	<u>Dorrie Dale Brown</u>	<u>Cheyenne</u> A
<u>Dale A. Sandberg</u>	<u>Burns</u>	S	<u>Earl K. Dorsett</u>	<u>Cheyenne</u> A
<u>Jeffrey R. Noall</u>	<u>Byron</u>	S	<u>Keith R. Horton</u>	<u>Cheyenne</u> A
<u>Brion J. Peterson</u>	<u>Casper</u>	A	<u>Marcia G. Minneti</u>	<u>Cheyenne</u> A
<u>Carol M. Frick</u>	<u>Casper</u>	A	<u>Paul T. Lafkas</u>	<u>Cheyenne</u> A
<u>Donna S. Efimoff</u>	<u>Casper</u>	A	<u>Richard W. Leavitt, Jr.</u>	<u>Cheyenne</u> A
<u>Frank M. Jones</u>	<u>Casper</u>	A	<u>Sharon A. Griffith</u>	<u>Cheyenne</u> A
<u>Joyce A. Hambrick</u>	<u>Casper</u>	A	<u>Gary W. Gregory</u>	<u>Cheyenne</u> B
<u>Judith Ann Fox</u>	<u>Casper</u>	A	<u>Ilene R. Horton</u>	<u>Cheyenne</u> B
<u>Mary W. Hales</u>	<u>Casper</u>	A	<u>Melodie A. Hill</u>	<u>Cheyenne</u> B
<u>Plezana "Shlee" Schuler</u>	<u>Casper</u>	A	<u>Thelton Quay Skipper</u>	<u>Cheyenne</u> B
<u>Roberta J. Cestnik</u>	<u>Casper</u>	A	<u>Alison L. Dicksey</u>	<u>Cheyenne</u> S
<u>Steven P. Carlson</u>	<u>Casper</u>	A	<u>Bruce D. Hiatt</u>	<u>Cheyenne</u> S
<u>Janice K. Schrader</u>	<u>Casper</u>	B	<u>Carol L. Dubay</u>	<u>Cheyenne</u> S
<u>Linda M. Hein</u>	<u>Casper</u>	B	<u>Carolyn S. Brimm</u>	<u>Cheyenne</u> S
<u>Mary Elizabeth Bishop</u>	<u>Casper</u>	B	<u>Christina K. Brown</u>	<u>Cheyenne</u> S
<u>W. B. Bochmann</u>	<u>Casper</u>	B	<u>Daniel F. Hunt</u>	<u>Cheyenne</u> S
<u>Zen S. Merritt</u>	<u>Casper</u>	B	<u>Diane E. Gudenkauf</u>	<u>Cheyenne</u> S
<u>Amanda L. Lingo</u>	<u>Casper</u>	S	<u>Dianne L. Wides</u>	<u>Cheyenne</u> S
<u>Angie K. Donelan</u>	<u>Casper</u>	S	<u>Ellyn Anderson Phillips</u>	<u>Cheyenne</u> S
<u>Brenden L. Lapointe</u>	<u>Casper</u>	S	<u>Emily K. Worthan</u>	<u>Cheyenne</u> S
<u>Cindy J. Brooks</u>	<u>Casper</u>	S	<u>Isaac J Miller</u>	<u>Cheyenne</u> S
<u>Cory J. Poulos</u>	<u>Casper</u>	S	<u>James C Ward</u>	<u>Cheyenne</u> S
<u>Debbie A. Forsberg</u>	<u>Casper</u>	S	<u>James L. Schwartz</u>	<u>Cheyenne</u> S
<u>Deborah L. Medley</u>	<u>Casper</u>	S	<u>John M. Mason</u>	<u>Cheyenne</u> S
<u>Jake I. Snow</u>	<u>Casper</u>	S	<u>Julie M. Eatmon</u>	<u>Cheyenne</u> S
<u>Marina G. Kraft</u>	<u>Casper</u>	S	<u>Justin J. Salisbury</u>	<u>Cheyenne</u> S
<u>Mark D. Stuhlmler</u>	<u>Casper</u>	S	<u>Kenneth G. Cook</u>	<u>Cheyenne</u> S
<u>Monica J. Lango</u>	<u>Casper</u>	S	<u>Kristin M. Doty</u>	<u>Cheyenne</u> S
<u>Rachel B. McPherson</u>	<u>Casper</u>	S	<u>Linda Demartine</u>	<u>Cheyenne</u> S

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CANCELED REAL ESTATE LICENSES

Name, City, Type of License	S=Salesman	A=Associate Broker	B=Responsible Broker
<u>Marcille Carter</u>	<u>Cheyenne</u>	S	<u>Nancy A. Tarver</u> <u>Gillette</u> S
<u>Michael B. Downey</u>	<u>Cheyenne</u>	S	<u>Norlene K. Larson</u> <u>Gillette</u> S
<u>Michael L. Bechtel</u>	<u>Cheyenne</u>	S	<u>Robert D. Bolken</u> <u>Gillette</u> S
<u>Nicolas R. Bell</u>	<u>Cheyenne</u>	S	<u>Shaun T. Thomas</u> <u>Gillette</u> S
<u>Randall K. Hunter</u>	<u>Cheyenne</u>	S	<u>Tristine M. Bryan</u> <u>Gillette</u> S
<u>Samantha A. Gagas</u>	<u>Cheyenne</u>	S	<u>Veronica J. Pendleton</u> <u>Gillette</u> S
<u>Sandra B. Dennis</u>	<u>Cheyenne</u>	S	<u>Karen K. Lewis-Worl</u> <u>Glenrock</u> A
<u>Shari-Sue Fender</u>	<u>Cheyenne</u>	S	<u>Mary E. Martin</u> <u>Glenrock</u> A
<u>Susan Elaine Johnson</u>	<u>Cheyenne</u>	S	<u>Peggy R. Sauvageau</u> <u>Glenrock</u> A
<u>Susan J. Jaure</u>	<u>Cheyenne</u>	S	<u>Roberta M. Stratton</u> <u>Glenrock</u> A
<u>William J. Edwards</u>	<u>Cheyenne</u>	S	<u>Gayleen L. Wilde</u> <u>Glenrock</u> B
<u>William M. Murray</u>	<u>Cheyenne</u>	S	<u>Pauline M. Cormier</u> <u>Glenrock</u> S
<u>Allison "Ally" McIver</u>	<u>Cody</u>	A	<u>Linda F. Failoni</u> <u>Green River</u> A
<u>Jeffrey Lee Parsons</u>	<u>Cody</u>	A	<u>Amy Jo Baucum</u> <u>Green River</u> S
<u>Ruth H. Royal</u>	<u>Cody</u>	A	<u>Shawn L Tabke</u> <u>Hulett</u> S
<u>Wendy Hope Evarts</u>	<u>Cody</u>	A	<u>Edward L. Kyle</u> <u>Jackson</u> A
<u>Yvonne "Kathy" K. McDonald</u>	<u>Cody</u>	A	<u>Gregory E. Prugh</u> <u>Jackson</u> A
<u>Ronald D. Hill</u>	<u>Cody</u>	B	<u>Paul S. Scott</u> <u>Jackson</u> A
<u>Celes Watson Lewis</u>	<u>Cody</u>	S	<u>Peter V. Karns</u> <u>Jackson</u> A
<u>Curtis Cockrell</u>	<u>Cody</u>	S	<u>Robert M. McGregor</u> <u>Jackson</u> A
<u>Eric B. Severns</u>	<u>Cody</u>	S	<u>Zachary R. Vosika</u> <u>Jackson</u> A
<u>Jonathan E. Clark</u>	<u>Cody</u>	S	<u>Florence J. Lemle</u> <u>Jackson</u> B
<u>Nicole L. Burr</u>	<u>Cody</u>	S	<u>Alice M. Widdess</u> <u>Jackson</u> S
<u>Robert (Bob) L Walker</u>	<u>Cody</u>	S	<u>Ashley F. Pafford</u> <u>Jackson</u> S
<u>Sonja J. Stauffer</u>	<u>Cody</u>	S	<u>Benjamin R. Krasnow</u> <u>Jackson</u> S
<u>Sue Ann L. Asselin</u>	<u>Douglas</u>	A	<u>Brandon P. Ryan</u> <u>Jackson</u> S
<u>Lianne S. Meyer</u>	<u>Douglas</u>	B	<u>Bronko A. Terkovich</u> <u>Jackson</u> S
<u>Susan Gray</u>	<u>Douglas</u>	S	<u>Cynthia A. Wiley</u> <u>Jackson</u> S
<u>Jeffie L. Riley</u>	<u>Dubois</u>	A	<u>Diana K. Vaughan</u> <u>Jackson</u> S
<u>Kathy M. Gettelman</u>	<u>Dubois</u>	S	<u>Doyle Ray Vaughan</u> <u>Jackson</u> S
<u>Margaret "Gayle" Willett</u>	<u>Evanston</u>	A	<u>Gerald J. Fasy</u> <u>Jackson</u> S
<u>Debra L. Crangle</u>	<u>Evanston</u>	B	<u>Isabel R. Hedges</u> <u>Jackson</u> S
<u>Ted L. Larson</u>	<u>Gillette</u>	B	<u>Jedd T. Johnston</u> <u>Jackson</u> S
<u>Bobby L. Tarver</u>	<u>Gillette</u>	S	<u>Jennifer Lamppa</u> <u>Jackson</u> S
<u>Clyde R. Owen</u>	<u>Gillette</u>	S	<u>Jerry W. Rankin</u> <u>Jackson</u> S
<u>Debbie A. Wanke-Jenkins</u>	<u>Gillette</u>	S	<u>Judy M. Ingold</u> <u>Jackson</u> S
<u>Kevin L. Kyle</u>	<u>Gillette</u>	S	<u>Julie M. McKnight</u> <u>Jackson</u> S
<u>Mari A. Mason</u>	<u>Gillette</u>	S	<u>Lisa B. Driewer</u> <u>Jackson</u> S

CANCELED REAL ESTATE LICENSES

Name, City, Type of License		S=Salesman	A=Associate Broker	B=Responsible Broker
<u>M. Kieran Dulin</u>	<u>Jackson</u>	S	<u>Erika C. Decker</u>	<u>Powell</u> S
<u>Patricia A. McDonald</u>	<u>Jackson</u>	S	<u>Laurie J. Sheeley</u>	<u>Ranchester</u> A
<u>Robert W. Broadbent</u>	<u>Jackson</u>	S	<u>Jay C. Grabow</u>	<u>Rawlins</u> A
<u>William R. Fix</u>	<u>Jackson</u>	S	<u>Shauna R. Vink</u>	<u>Rawlins</u> S
<u>Michael James Curuchet</u>	<u>Kaycee</u>	S	<u>Bryce C. Hunter</u>	<u>Riverton</u> A
<u>Amy D. Reed</u>	<u>Lander</u>	A	<u>Warren S. McBratney</u>	<u>Riverton</u> A
<u>Catherine (Cathy) L. Guschewsky</u>	<u>Lander</u>	A	<u>Jonathan G. Cross</u>	<u>Riverton</u> B
<u>Gregory A. Martinsen</u>	<u>Lander</u>	A	<u>Ida B. "Teddy" Smith</u>	<u>Riverton</u> S
<u>Gerald (Jerry) L. Roberts</u>	<u>Lander</u>	B	<u>Richard M. Poglajen</u>	<u>Riverton</u> S
<u>Kendall R. Van Dusen</u>	<u>Lander</u>	S	<u>Ron B. Thomas</u>	<u>Riverton</u> S
<u>Anna M. Vicchy</u>	<u>Laramie</u>	A	<u>John A. Zebre</u>	<u>Rock Springs</u> A
<u>Cal Kenneth Hull</u>	<u>Laramie</u>	A	<u>Rebecca (Becky) S. Avent</u>	<u>Rock Springs</u> A
<u>Gregg E. Jackson</u>	<u>Laramie</u>	A	<u>Hailee B. Lumbardo</u>	<u>Rock Springs</u> S
<u>Jerald J. Peterson</u>	<u>Laramie</u>	A	<u>Patricia (Pat) J. Knudsen</u>	<u>Rock Springs</u> S
<u>Marjorie E. Truax</u>	<u>Laramie</u>	A	<u>Andrew J. Lewallen</u>	<u>Sheridan</u> A
<u>Vance P. Backer</u>	<u>Laramie</u>	A	<u>Helen M. Bakke</u>	<u>Sheridan</u> A
<u>Diana L. Bartke</u>	<u>Laramie</u>	B	<u>Audrey J. Brown</u>	<u>Sheridan</u> S
<u>Gary A. Espeland</u>	<u>Laramie</u>	B	<u>Judy E. Ferguson</u>	<u>Sheridan</u> S
<u>Margaret Leigh Peterson</u>	<u>Laramie</u>	B	<u>Kathryn J. Weaver</u>	<u>Sheridan</u> S
<u>Carmen L. Ginther</u>	<u>Laramie</u>	S	<u>Krista L. Michaud</u>	<u>Sheridan</u> S
<u>Jacquie J. Cattles</u>	<u>Laramie</u>	S	<u>Melanie J. Jacobs</u>	<u>Sheridan</u> S
<u>James F. Garland</u>	<u>Laramie</u>	S	<u>Randall Butler</u>	<u>Sheridan</u> S
<u>Jimmy "Doug" D. Guice</u>	<u>Laramie</u>	S	<u>Tessa J. Dalton</u>	<u>Sheridan</u> S
<u>Kristi L. Miller</u>	<u>Laramie</u>	S	<u>Timothy P. Barnes</u>	<u>Sheridan</u> S
<u>Luke L. Frye</u>	<u>Laramie</u>	S	<u>Andrea L. Phillips</u>	<u>Story</u> S
<u>Brenda J. Haeffelin</u>	<u>Lingle</u>	S	<u>Dan D. Burnett</u>	<u>Story</u> S
<u>William Oscar Hill</u>	<u>Lovell</u>	A	<u>Dickie G. Phillips</u>	<u>Story</u> S
<u>Betty J. Hill</u>	<u>Lovell</u>	S	<u>Sarah Jane Cafiero</u>	<u>Teton Village</u> A
<u>Richard W. Huber</u>	<u>Newcastle</u>	S	<u>Kristen E. Batchelder</u>	<u>Teton Village</u> B
<u>Ronald R. Carlson</u>	<u>Pine Haven</u>	S	<u>Alison S. Gavitt</u>	<u>Teton Village</u> S
<u>Amy A. Parrish</u>	<u>Pinedale</u>	S	<u>Jerry L. Freeland</u>	<u>Teton Village</u> S
<u>Carey L. Bowden</u>	<u>Pinedale</u>	S	<u>Miracles H. Meyer</u>	<u>Teton Village</u> S
<u>Donna L. Lavin</u>	<u>Pinedale</u>	S	<u>John "Allen" Crooks</u>	<u>Thayne</u> A
<u>Nancy K. Ritschel</u>	<u>Pinedale</u>	S	<u>Edward L. Nelson</u>	<u>Thayne</u> B
<u>Susan P. Kramer</u>	<u>Pinedale</u>	S	<u>Lorene "Marie" S McLean</u>	<u>Thayne</u> S
<u>James L. Jarrett</u>	<u>Powell</u>	A	<u>Delores J. Weese</u>	<u>Thermopolis</u> A
<u>Barbara W. Ellis</u>	<u>Powell</u>	S	<u>Laverne E. Lofink</u>	<u>Thermopolis</u> S
<u>Calvin E. Wells</u>	<u>Powell</u>	S	<u>Ted Novakovich, Jr.</u>	<u>Thermopolis</u> S

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Wyoming Real Estate Commission and Certified Real Estate Appraisal Board

CANCELED REAL ESTATE LICENSES

Name, City, Type of License	S=Salesman	A=Associate Broker	B=Responsible Broker
<u>Carolyn F. Nelson</u>	<u>Torrington</u>	A	<u>Charles G. Shellhart</u> <u>Wheatland</u> B
<u>Don D. Reed, Jr.</u>	<u>Torrington</u>	B	<u>Ilene B. Zwerin</u> <u>Wilson</u> A
<u>Jack D. Schwartzkopf</u>	<u>Torrington</u>	B	<u>Margot S. Belden</u> <u>Wilson</u> A
<u>Jeanine M. Jones</u>	<u>Torrington</u>	S	<u>Richard A. McDaniel</u> <u>Wilson</u> A
<u>Laura A. Schamel</u>	<u>Torrington</u>	S	<u>Carrie L. Stiegler</u> <u>Wilson</u> B
<u>Royce D. Nelson</u>	<u>Torrington</u>	S	<u>Caroline R. Johnson</u> <u>Wilson</u> S
<u>Seth K. Thompson</u>	<u>Torrington</u>	S	<u>Karhla R. Sullivan</u> <u>Worland</u> S
<u>L. Keith Anderson</u>	<u>Wheatland</u>	A	<u>Suzanne L. Richards</u> <u>Worland</u> S
<u>Lori J. Modesitt</u>	<u>Wheatland</u>	A	

Out of State

Name, City/State, Type of License	S=Salesman	A=Associate Broker	B=Responsible
<u>Lillian V. (Vicky) Raff</u>	<u>Anacortes, WA</u>	A	<u>Penilee Floyd</u> <u>Garden City, UT</u> A
<u>Gary E. Magnuson</u>	<u>Anthem, AZ</u>	A	<u>Patricia Sandoval Tanzi</u> <u>Gardnerville, NV</u> A
<u>Freddy Flores-Salieb</u>	<u>Ballwin, MT</u>	S	<u>Jerry R. Sloan</u> <u>Gering, NE</u> S
<u>James A. Mercer</u>	<u>Billings, MT</u>	B	<u>David Chad Reisig</u> <u>Gilbert, AZ</u> S
<u>Thomas L. Williams</u>	<u>Bixby, OK</u>	A	<u>John R. Zayac</u> <u>Greenwood Village, CO</u> B
<u>Jane Krueger</u>	<u>Boerne, TX</u>	S	<u>Brenda L. Clauson</u> <u>Hot Springs SD</u> A
<u>Elizabeth "Liz" M. Sullivan</u>	<u>Boulder, CO</u>	A	<u>John B. Kirkpatrick</u> <u>Humboldt, IA</u> A
<u>Dena Carol Moller</u>	<u>Boulder, CO</u>	S	<u>Brett C. Kelly</u> <u>Kalispell, MT</u> B
<u>Christy A. Otto</u>	<u>Bozeman, MT</u>	S	<u>Kenneth H. Wendland</u> <u>Kerrville, TX</u> A
<u>Jane Gay Spence</u>	<u>Central Point, OR</u>	A	<u>Nancy E. Wendland</u> <u>Kerrville, TX</u> B
<u>Glenn Allen Thompson</u>	<u>Channing, TX</u>	A	<u>Kenneth S. Knapic</u> <u>Las Vegas, NV</u> S
<u>Keith E. Koski</u>	<u>Colorado Springs, CO</u>	S	<u>Alyce L. Powell</u> <u>Lewisville, TX</u> A
<u>Leslie Gayna Flake</u>	<u>Corvallis, MT</u>	B	<u>James A. Cornell</u> <u>Memphis, TN</u> B
<u>Douglas H. Sauser</u>	<u>Custer, SD</u>	S	<u>June A. Davies</u> <u>Milwaukie, OR</u> S
<u>Sheldon Frankel</u>	<u>Dallas, TX</u>	B	<u>Teri L. Eynon</u> <u>Montpelier, ID</u> S
<u>Gabriela R. McFarland</u>	<u>Draper, UT</u>	S	<u>Rhonda J. Royce</u> <u>Mooresville, NC</u> S
<u>Karen Lemieux</u>	<u>Driggs, ID</u>	S	<u>Jean R. Cheek</u> <u>Nashville, TN</u> A
<u>Mark I. Griesse</u>	<u>Driggs, ID</u>	S	<u>Archie L. Johnson</u> <u>New Underwood, SD</u> A
<u>Carl S. Smeltzer, Jr.</u>	<u>Englewood, CO</u>	A	<u>Lynne E. Meere</u> <u>Phoenix, AZ</u> A
<u>Deanna L. Thompson</u>	<u>Euless, TX</u>	S	<u>Cheryl A. Farmer</u> <u>Phoenix, AZ</u> S
<u>Marcus J. Wiley</u>	<u>Fort Collins, CO</u>	B	<u>Patrick R. Hall</u> <u>Rapid City, SD</u> A
<u>Samuel A Kornfeld</u>	<u>Fort Collins, CO</u>	S	<u>James R. Strain</u> <u>Rapid City, SD</u> B
<u>Richard (Brad) Lewis</u>	<u>Franklin, TN</u>	A	<u>Dorothea Lowe</u> <u>Red Lodge, MT</u> B
<u>William R. Bone</u>	<u>Gadsden, AL</u>	B	<u>Gary K. Mangum</u> <u>Salt Lake City, UT</u> A
<u>Lillian V. (Vicky) Raff</u>	<u>Anacortes, WA</u>	A	<u>Christopher M Morse</u> <u>San Antonio, TX</u> B
<u>Gary E. Magnuson</u>	<u>Anthem, AZ</u>	A	<u>Nicole L Richardson</u> <u>San Antonio, TX</u> S
<u>Freddy Flores-Salieb</u>	<u>Ballwin, MT</u>	S	

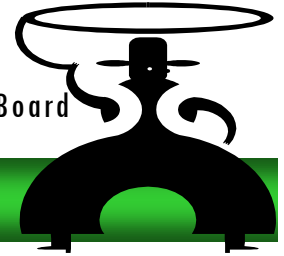
CANCELED REAL ESTATE LICENSES

Out of State

Name, City/State, Type of License		S=Salesman	A=Associate Broker	B=Responsible
<u>Vicki J. Haynes</u>	<u>San Tan Valley, AZ</u>	S	<u>Keith E. Domke</u>	<u>St. Clair, MO</u> S
<u>Charles L. Orr</u>	<u>Sandy, UT</u>	A	<u>Stephenie M. Sims</u>	<u>Stephenville, TX</u> S
<u>Farrell F. Ross</u>	<u>Scottsbluff, NE</u>	A	<u>Charles Jack Minter</u>	<u>Tahoka, TX</u> A
<u>James A. Engstrom</u>	<u>Scottsdale, AZ</u>	B	<u>Kristen P. Romanzi</u>	<u>Tetonia, ID</u> S
<u>Larry K. Bradley</u>	<u>Smithfield, UT</u>	S	<u>Frederick A. Sanchez</u>	<u>Troutdale, OR</u> B
<u>Beth C. Mathis</u>	<u>Spearfish, SD</u>	A	<u>Cyril K. Richard</u>	<u>Victor, ID</u> B
<u>Christy L. Rodgers</u>	<u>Spearfish, SD</u>	A	<u>Donald W. Thompson</u>	<u>Victor, ID</u> B
<u>Gail L. Pullen</u>	<u>Spearfish, SD</u>	A	<u>Kyli J. Fox</u>	<u>Victor, ID</u> S
<u>Judith A Delzer</u>	<u>Spearfish, SD</u>	A	<u>Fred L. Croci</u>	<u>Wellington, CO</u> B
<u>Polly J. Garrett</u>	<u>Spearfish, SD</u>	A	<u>Eddie Haynes</u>	<u>Yukon, OK</u> B
<u>Richard P. Krogstad</u>	<u>Spearfish, SD</u>	A		

Upcoming Commission and Board Meetings

Commission Meetings	Board Meetings	Upcoming Conferences
March 17, 2014 - RE Commission Meeting Teleconference	May 1, 2014-Appraiser Board Meeting Teleconference	April 9-12, 2014 - ARELLO Mid Year Meeting – San Diego, CA
April 24, 2014 - RE Commission Meeting – Teleconference	July 10, 2014 –Appraiser Board Meeting	April 12-14, 2014 - AARO Spring Conference – San Francisco, CA
June 26, 2014 – RE Commission Meeting – Teleconference	October 23, 2014 – Appraiser Board Meeting – Teleconference	September 17-21, 2014 - ARELLO Annual Conference – Philadelphia, PA
September 25, 2014 –RE Commission Meeting	December 18, 2014 – Appraiser Board Meeting - Teleconference	October 18-21, 2014 AARO Fall Con- ference – Washington, DC
December 4, 2014 – RE Commission Meeting – Teleconference		



Winding It Up

FARM BILL EXTENDS RURAL HOUSING LOAN PROGRAMS

The U.S. Congress recently passed, and President Barack Obama has signed, H.R. 2642, the “Agricultural Act of 2014” (the “Farm Bill”); the latest version of the periodic federal legislation that dictates U.S. agricultural and food policies such as farm subsidies and credit, commodity programs, rural development, conservation, and nutrition programs. The lengthy and comprehensive legislation, which authorizes nearly \$1 trillion in federal spending over the next ten years, includes extensions of several rural housing loan programs that are administered by the U.S. Department of Agriculture.

According to the National Association of REALTORS® (NAR) Washington Report publication, for the last three years NAR has worked with Congress to extend the eligibility of communities under a 40-year old definition of “rural” that dictates access to USDA Rural Housing Services (RHS) programs. The USDA was required to revise the list of communities

that are eligible for rural housing loans based on the 2010 U.S. census data, and apply the data to the 1974 definition. As a consequence, NAR said, more than 900 communities were at risk of losing access to USDA rural housing programs

USDA administered rural direct and/or guaranteed housing programs extended by the legislation include:

“Section 502” Loans are primarily used to help low-income individuals or households purchase homes in rural areas. Funds also can be used to build, repair, renovate or relocate a home, or to purchase and prepare sites, including providing water and sewage facilities.

“Section 515” Loans are primarily direct, competitive mortgage loans made to provide affordable multifamily rental housing for very low-, low-, and moderate-income families; the elderly; and persons with disabilities; but may also be used to buy and improve land and to provide necessary

facilities.

“Section 538” Rural Housing Site Loans are made to provide financing for the purchase and development of housing sites for low- and moderate-income families.

“Section 523” Loans are made to acquire and develop sites for housing to be constructed by the “self-help” method.

NAR and other real estate industry stakeholders such as the National Association of Homebuilders have asserted that continuation of the USDA programs was necessary to support the ongoing housing recovery in rural areas. NAR also noted in letters to Congress that programs such as Section 502 loans are funded by private lenders, insured by the RHS and “are made at no cost to the federal government, as the loans and the insurance are fully supported by the premiums paid by borrowers.”

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Landis Benson, Worland
Linda Foster, Sundance
Randall Hall, Casper
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