As Fall leaves spiral downward welcoming the Holiday Season, we all have much for which to give thanks. Although the economy and housing market are not recovering as quickly as we would like, we can all be thankful for our families, friends and freedoms. I hope you finish 2010 on a strong note and trust you will profit from this issue of VREB Speaking.

The Real Estate Board Advisory Council held its annual meeting on October 26 and once again recommended that the Code of Virginia be amended to remove the post license education program’s three Practice Tracks. Hopefully, the 2011 General Assembly will address this matter. The Advisory Council also considered the draft recommendations of the Virginia Association of Realtors Professionalism Work Group. The article on page 3 describes this meeting.

The Board’s Regulatory Review Committee (Committee) has met a number of times during the past year and Committee Chair Sharon Parker Johnson provides an update on the Committee’s progress in an article on page 4. Congratulations are also in order for Sharon who was elected Vice Chair of the Board at our November meeting.

The Board’s disciplinary actions from its September and November 2010 meetings are listed on pages 5 through 9. The November meeting was especially busy as the Board considered and approved 29 Virginia Real Estate Transaction Recovery Act claims against one licensee - Athans, Inc., t/a St. John’s Realty.

The Board must have proof from a Virginia court that a Board licensee has engaged in improper or dishonest conduct in practicing real estate to pay a Real Estate Transaction Recovery Act claim. As soon as the claim is paid, the Board revokes the regulant’s license.

The Board’s top ten regulatory violations during the past four years are listed on page 10. As usual, violations having to do with licensees engaging in “unworthiness and incompetence” lead the list.

Please feel free to contact the Board or me at 804-367-8526 or REBoard@dpor.virginia.gov with your ideas and concerns about real estate in Virginia.

Sincerely,
Byrl P. Taylor, Chair
BOARD MEMBERS
Byrl P. Taylor, Chair
White Stone
Licensee Member
Four-year term ends on 6/30/11

Sharon Parker Johnson, Vice Chair
South Hill
Licensee Member
Four-year term ends on 6/30/12

Nathaniel Brown
Charlottesville
Citizen Member
Four-year term ends on 6/30/12

Judith L. Childress
Martinsville
Licensee Member
Four-year term ends on 6/30/12

Carol F. Clarke
Charlottesville
Licensee Member
Four-year term ends on 6/30/12

Sandra Ferebee
Norfolk
Licensee Member
Four-year term ends on 6/30/14

Joseph Funkhouser, II
Harrisonburg
Licensee Member
Four-year term ends on 6/30/14

Jorge G. Lozano
Annandale
Citizen Member
Four-year term ends on 6/30/14

Clifford Wells
Virginia Beach
Licensee Member
Four-year term ends on 6/30/13

DPOR Staff
Gordon Dixon, Director
Mark Courtney, Deputy Director
Licensing & Regulation Division
Nick Christner, Deputy Director
Compliance & Investigations Division
Steven Arthur, Deputy Director
Administration & Finance Division
Lizbeth Hayes, Director
Fair Housing Office
Trisha Henshaw, Executive Director
Common Interest Community Board

Real Estate Board Staff
Christine Martine
Executive Director
Kevin Hoeft
Education Administrator
Maryanne Woo
Licensing Supervisor
Emily Trent
Administrative Assistant

Board Contact Information
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Licensing Section - 804-367-8526
Education Section - 804-367-2406
Fax Number - 804-527-4298
E-mail - REBoard@dpor.virginia.gov
Internet - www.dpor.virginia.gov
DPOR Main Number - 804-367-8500
Complaints Section - 804-367-8504
Common Interest Community Board- 804-367-8510
The Virginia Real Estate Board Advisory Council (Advisory Council) had its annual meeting in Richmond on October 26, 2010, to review the Board’s post license education program for new salesperson licensees pursuant to § 54.1-2105.01.B of the Code of Virginia.

The Advisory Council welcomed two new members appointed by the Real Estate Board. They are Carmen Martin of Ford Real Estate in Hopewell and Gladys Fain of Prudential Towne Realty in Virginia Beach.

For the fourth consecutive year, the Advisory Council concluded the post license education program’s three practice track format (Residential Real Estate, Commercial Real Estate and Property Management) has not met the program’s initial goal of providing the best education for new salespersons, and it again recommended the Real Estate Board (the Board) work to amend the Code of Virginia to remove the three practice tracks from the post license education program.

The recommendation to remove the three practice tracks from § 54.1-2105.01 of the Code of Virginia was not included in the DPOR legislative agenda for the 2010 General Assembly session. State agencies, such as DPOR, submit their legislative suggestions to the Administration each August, in accordance with the Governor’s criteria.

The bulk of this year’s Advisory Council meeting consisted of a presentation and discussion of the preliminary recommendations of the Virginia Association of Realtors Professionalism Work Group (Work Group). The goal of the Work Group is to increase professionalism among Virginia real estate licensees.

At its September 9, 2010, meeting the Board directed the Advisory Council to consider the Work Group’s recommendation that the Code of Virginia be amended to grant the Board greater authority and flexibility to set real estate continuing education license renewal requirements and then report its findings to the Board at its November 18, 2010, meeting.

At the October 26 meeting, Advisory Council member Boyd Smith, who also serves on the Work Group, said the continuing education recommendation is one of many Work Group recommendations and asked if the Advisory Council would like Work Group Chairman Brad Boland to share all the recommendations with the Advisory Council. The Advisory Council agreed and Mr. Boland explained the nine Work Group recommendations that addressed the following four subject areas: 1) Broker Supervision; 2) Continuing Education; 3) Testing; and 4) Single License.

After discussing the Work Group recommendations, the Advisory Council advised that the Board support “Broker Supervision” Recommendations 1 and 2 and that the Board support Recommendation 3 in concept.

The Advisory Council advised that the Board support “Continuing Education” Recommendation 1 and that it support Recommendation 2 with the provision that only surplus elective continuing education hours be carried forward for continuing education credit to the next two-year licensure term.

The Advisory Council advised that the Board support “Testing” Recommendation 2 and that it support Recommendation 1 with the provision that no limit be placed on the number of times a prospective licensee can take the license examination.

The Advisory Council also advised that the Board support the idea of a “Single License” as expressed in Recommendations 1 and 2, but more details are needed as to how this measure would actually be implemented.

The full Advisory Council Report and Work Group Recommendations can be viewed online at: http://www.townhall.virginia.gov/L/GetFile.cfm?File=E:\townhall\docroot\Meeting\9115272\Minutes_DPOR_15272_v3.pdf

At its November 18, 2010, meeting, the Board approved the Advisory Council recommendation that it continue to work to remove the three practice tracks from § 54.1-2105.01 of the Code of Virginia. The Board took under advisement and will reconsider at its January 27, 2011, meeting, the Advisory Council’s recommendations concerning the Virginia Association of Realtors' Professionalism Work Group preliminary recommendations.
The Virginia Real Estate Board Regulatory Review Committee is in the process of conducting a periodic review of its regulations every four years to ensure that each regulation complies with the principles set out in Executive Order 14. The Board is required to conduct a periodic review of its regulations as required by the Virginia Administrative Process Act (APA) in the Code of Virginia.

Governor McDonnell established policies and procedures for the review of all regulations in Executive Order 14, Development and Review of Regulations Proposed by State Agencies, which states in part, “All regulatory activity should be undertaken with the least possible intrusion in the lives of the citizens of the Commonwealth consistent with public health, safety and welfare. Proposed and final regulations shall reflect the Governor’s initiative that state government operate more efficiently and effectively.” Executive Order 14 can be reviewed at: http://www.governor.virginia.gov/Issues/ExecutiveOrders/pdf/EO_14.pdf

The Board is required to conduct a periodic review of its regulations every four years to ensure that each regulation complies with the principles set out in Executive Order 14. The Board’s current regulations went into effect on April 1, 2008, and the review process usually takes between 18-36 months to complete. The standard regulatory review process consists of three stages: Stage 1 - Notice of Intended Regulatory Action (NOIRA); Stage 2 - Proposed Regulation; and Stage 3 - Final Regulation.

The Board established a Regulatory Review Committee (Committee) for this purpose and Board members Carol Clarke, Cliff Wells, Joe Funkhouser and I serve on this Committee. The Committee met six times during 2010 to evaluate, research and discuss the following regulations: 1) Place of Business - 18 VAC 135-20-160; 2) Maintenance and Management of Escrow Accounts - 18 VAC 135-20-180; 3) Maintenance and Management of Financial Records - 18 VAC 135-20-185; 4) Advertising by Licensees - 18 VAC 135-20-190; and 5) Disclosure of Interest - 18 VAC 135-20-210.

The Committee also requested that the Board’s Education Committee review all education-related regulations for proposed changes. The Education Committee has suggested making the following changes: 1) Proprietary School Financial Responsibility Requirement - 18 VAC 135-20-360.A; 2) Distance Learning Notarized Affidavit Requirement - 18 VAC 135-20-360.E; 3) Online Course Minimum Seat Time Requirement - 18 VAC 135-20-360.D & E; 4) ARELLO Distance Education Certification Required for Distance Learning Courses - 18 VAC 135-20-360.D & E; 5) Revise Pre-license Education Instructor Qualifications - 18 VAC 135-20-360.A; and 6) Change Course Expiration period from five to three years - 18 VAC 135-20-360.F.

When the Regulatory Review Committee completes its evaluation and research of the Board’s current regulations, it will draft and submit to the Executive Branch for review the NOIRA, which must include all regulations that the Board intends to amend along with the reasons why these particular regulations should be amended. It is vital that the Board address every regulatory change prior to submitting the NOIRA because issues not raised in the NOIRA cannot be addressed at a subsequent stage of the regulatory review process unless they are first approved by the Governor’s Chief of Staff.

After the NOIRA is approved by the Executive Branch, it will be published in the Virginia Register of Regulations, which begins a thirty day public comment period. The Board will then consider the public comments, make any necessary changes and approve the Proposed Regulation (Begin Stage 2).

The Proposed Regulation will then be submitted to the Executive Branch for review. After the Proposed Regulation is approved by the Executive Branch, it will be published in the Virginia Register of Regulations, which begins a sixty day public comment period. The Board will then consider the public comments, make any necessary changes and approve the Final Regulation (Begin Stage 3).

The Final Regulation will then be submitted to the Executive Branch for review. After the Final Regulation is approved by the Executive Branch, it will be published in the Virginia Register of Regulations, which begins a thirty day final adoption and public comment period.

The Final Regulation becomes effective at the conclusion of this thirty day period unless: 1) It is suspended; or 2) Changes with substantial impact have been made between the proposed and final stages and 25 or more people and/or the Governor petition the Board, which requires that an additional public comment period be held.

The Regulatory Review Committee will next meet at the DPOR Office in Richmond on Wednesday, January 26, 2011 to discuss 18 VAC 135-20-260.10 - “Unworthiness and Incompetence - Failing to act as a real estate broker or salesperson in such a manner as to safeguard the interests of the public.” Feel free to attend this meeting. Please contact the Board office at 804-367-8526 or reboard@dpor.virginia.gov if you have any questions.
DISCIPLINARY ACTIONS

The Real Estate Board (the Board) licenses or certifies real estate salespersons, brokers, firms, proprietary schools and pre-license instructors. If a complaint is filed against a licensee who is subject to the laws and regulations of the Board, the complaint is reviewed by the Compliance and Investigations Division (CID) of DPOR to determine if a violation of these laws or regulations may have occurred. If there is probable cause of a violation, an investigation is initiated. If the investigation reveals that one or more violations may have occurred, the licensee receives notice to appear at an informal fact-finding conference (IFF) to address these alleged violations.

In some cases the licensee may be offered a pre-IFF Consent Order. A Consent Order is an agreement between the licensee and the Board consisting of specific violations and sanctions. Pre-IFF Consent Orders eliminate the time and expense associated with conducting an IFF.

If an IFF is held, a recommendation from the IFF hearing officer consisting of proposed violations and sanctions is submitted to the Board for consideration at its next meeting. The Board can take the following disciplinary actions against a licensee: assess a monetary penalty; suspend or revoke a license; place an individual on probation; require additional education; or deny renewal. A licensee can continue to practice throughout the disciplinary process until the Board either revokes or suspends his license.

THE FOLLOWING DISCIPLINARY ACTIONS RENDERED BY THE BOARD AT ITS SEPTEMBER and NOVEMBER 2010 MEETINGS CAN BE VIEWED AT: www.dpor.virginia.gov. Click on “License Lookup.” Then click on “Search Disciplinary Actions Occurring since April 1, 2002.” Then enter the Case Number in the blank “Search” box. Then click on the “Search” button. Then click on the highlighted “File Number.” The Order and Report of Findings for that case will appear.

<table>
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<tr>
<th>Case Number</th>
<th>Licensee</th>
<th>Violations &amp; Sanctions</th>
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</thead>
<tbody>
<tr>
<td>2010-05072</td>
<td>Emily M. Johnson</td>
<td>18 VAC 135-20-180 - Maintenance/Management Escrow Accounts $150 Board Costs, 3 hours Continuing Education</td>
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<tr>
<td>2010-03491</td>
<td>Marion H. Hawkins</td>
<td>18 VAC 135-20-300 - Misrepresentation/Omission $500 Monetary Penalty, $150 Board Costs, 4 hours Cont. Education</td>
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<td>2010-03550</td>
<td>Aaron J.L. Estrada</td>
<td>18 VAC 135-20-170 - Maintenance of License 18 VAC 135-20-260 - Unworthiness &amp; Incompetence (6 counts) $1500 Monetary Penalty, $150 Board Costs, 2 hours Cont. Education</td>
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<td>2010-01171</td>
<td>Teri F. Davidson</td>
<td>18 VAC 135-20-180 - Maintenance/Management Escrow Accounts 18 VAC 135-20-260 - Unworthiness &amp; Incompetence $150 Board Costs, License Revocation</td>
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<td>2010-01270</td>
<td>Racquel R. Harbaugh</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence (2 counts) 18 VAC 135-20-290 - Improper Dealing $3500 Monetary Penalty, License Revocation</td>
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<td>2010-02045</td>
<td>James R. Jordan</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence (2 counts) $600 Monetary Penalty, License Revocation</td>
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<td>2010-01874</td>
<td>Malcolm M. Norris</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence License Revocation</td>
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<td>2010-04633</td>
<td>Vandelette D. Ware</td>
<td>18 VAC 135-20-250 - Failure to Respond to Board Inquiry 18 VAC 135-20-260 - Unworthiness &amp; Incompetence (3 counts) $5750 Monetary Penalty, $150 Board Costs, 3 hours Continuing Education, License Revocation</td>
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<td>2010-04354</td>
<td>Kevin O. Ward, Washington, D.C.</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence (2 counts) $550 Monetary Penalty, $150 Board Costs, 3 Hours Cont. Education</td>
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<td>2010-01671</td>
<td>Lisseth A. Viafara, Sterling, VA</td>
<td>§54.1-2131.A.4 - Failure to Exercise Ordinary Care as a Licensee Engaged by a Seller $500 Monetary Penalty, $150 Board Costs, 3 Hours Cont. Education</td>
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<td>2010-03993</td>
<td>Hossein Goal, Great Falls, VA</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence $150 Board Costs, 3 Hours Cont. Education</td>
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<td>2010-04227</td>
<td>Michael J. Bouchard, Stafford, VA</td>
<td>18 VAC 135-20-180 - Maintenance/Management Escrow Accounts $400 Monetary Penalty, $150 Board Costs, 4 Hours Cont. Education</td>
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<td>2010-03855</td>
<td>Milton M. Brown, McLean, VA</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence $150 Board Costs, License Revocation</td>
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<td>2010-03113</td>
<td>Tidewater Realty &amp; Management, Inc, Norfolk, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $17,287.50, License Revocation</td>
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<td>2010-03858</td>
<td>Tidewater Realty &amp; Management, Inc, Norfolk, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $7,253.00, License Revocation</td>
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<td>2010-03828</td>
<td>Dorcas M. Hall, Yorktown, VA</td>
<td>§ 54.1-2105.2 - Cease and Desist from Acting as an Unlicensed Real Estate Broker or Salesperson in Virginia</td>
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<td>2010-05577</td>
<td>Theresa I. Nam, Falls Church, VA</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence (2 counts) $150 Board Costs, 6-month License Probation w/ Quarterly Reporting</td>
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<td>2011-01416</td>
<td>Sara S. Adams, Mechanicsville, VA</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence $150 Board Costs, 1-year License Probation w/ Quarterly Reporting</td>
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<td>2011-00693</td>
<td>Lourdes Rojas-Almanza, Falls Church, VA</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence (2 counts) License Revocation, Agrees to not apply for, or obtain, a Virginia real estate salesperson or broker license in the future</td>
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<td>2010-04163</td>
<td>Juan F. Chicas, Sr., Fredericksburg, VA</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence 18 VAC 135-20-310 - Delivery of Instruments $1400 Monetary Penalty, $150 Board Costs, 8 Hours Cont. Education</td>
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<td>2010-02988</td>
<td>Noorjahan Syeda, Arlington, VA</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence (2 counts) $2900 Monetary Penalty, $150 Board Costs, License Revocation</td>
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<td>2009-01896</td>
<td>Mirtes S. Happy-Nysven, Fairfax, VA</td>
<td>18 VAC 135-20-260 - Unworthiness &amp; Incompetence $1500 Monetary Penalty, Broker License Revocation with Simultaneous Issuance of Salesperson License, 3-year Salesperson License Probation with Quarterly Reporting, Must retake and complete 180 class/clock hours of Board-approved broker pre-license education before submitting broker license application.</td>
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<td>2010-04452</td>
<td>Gail A. Franke, McLean, VA</td>
<td>18 VAC 135-20-180 - Maintenance/Management Escrow Accounts $500 Monetary Penalty, $150 Board Costs</td>
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<tr>
<td>Case Number</td>
<td>Licensee</td>
<td>Violations &amp; Sanctions</td>
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| 2010-05638   | Tony C. Cash, Monroe, VA   | 18 VAC 135-20-210 - Disclosure of Interest  
18 VAC 135-20-310 - Delivery of Instruments  
$1150 Monetary Penalty, $150 Board Costs, 8 Hours Cont. Education |
| 2010-01582   | Tony C. Cash, Monroe, VA   | 18 VAC 135-20-210 - Disclosure of Interest  
18 VAC 135-20-300 - Misrepresentation/Omission  
$1500 Monetary Penalty, License Revocation |
| 2010-03559   | James L. Cash, Madison Heights, VA | 18 VAC 135-20-310 - Delivery of Instruments  
$150 Board Costs, 2 Hours Continuing Education |
| 2010-05661   | Are J. Andresen, Falls Church, VA | 18 VAC 135-20-180 - Maintenance/Management Escrow Accounts  
$300 Monetary Penalty, $150 Board Costs, 4 Hours Cont. Education |
| 2010-04829   | Dale G. Strawser, Fairfax, VA | 18 VAC 135-20-180 - Maintenance/Management Escrow Accounts  
18 VAC 135-20-300 - Misrepresentation/Omission  
$1000 Monetary Penalty, License Probation until Complete 8 hours of Continuing Education |
| 2010-01247   | Kathleen G. Carter, Powhatan, VA | 18 VAC 135-20-210 - Disclosure of Interest  
18 VAC 135-20-220 - Disclosure of Brokerage Relationships  
18 VAC 135-20-260 - Unworthiness & Incompetence (2 counts)  
$6000 Monetary Penalty, License Revocation |
| 2010-05196   | Nathan D. Rowe, Richmond, VA | 18 VAC 135-20-180 - Maintenance/Management Escrow Accounts  
$500 Monetary Penalty, $150 Board Costs |
| 2010-00248   | Nick Khawaja, Broadlands, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence  
$1500 Monetary Penalty, License Revocation |
| 2010-00417   | Aliah N. Malik, Leesburg, VA | 18 VAC 135-20-260 - Unworthiness & Incompetence  
$2500 Monetary Penalty, License Revocation |
| 2010-01986   | Janice W. Grenadier, Alexandria, VA | 18 VAC 135-20-240 - Provision of Records to the Board  
18 VAC 135-20-250 - Failure to Respond to Board Inquiry  
18 VAC 135-20-260 - Unworthiness & Incompetence (3 counts)  
$12500 Monetary Penalty, License Revocation |
| 2010-02801   | Juliette S. Ghabbour, Fairfax, VA | 18 VAC 135-20-170 - Maintenance of License  
18 VAC 135-20-210 - Disclosure of Interest  
License Revocation |
| 2010-03854   | Larry S. Brown, Fairfax, VA  | § 6.7.5 - Unworthiness & Incompetence (Effective June 28, 1995)  
18 VAC 135-20-260 - Unworthiness & Incompetence  
$1500 Monetary Penalty, License Revocation |
| 2011-00806   | Athans, Inc., t/a St. John's Realty, Richmond, VA | § 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act  
Claim approved for $2,459.25, License Revocation  
(Claim amount subject to proration) |
| 2010-06057   | Athans, Inc., t/a St. John's Realty, Richmond, VA | § 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act  
Claim approved for $2,990.50, License Revocation  
(Claim amount subject to proration) |
<table>
<thead>
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<th>Case Number</th>
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<td>2010-06038</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $740.50, License Revocation (Claim amount subject to proration)</td>
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<td>2011-00614</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $1740.50, License Revocation (Claim amount subject to proration)</td>
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<td>2011-00615</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $1921.75, License Revocation (Claim amount subject to proration)</td>
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<td>2010-06049</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $2084.25, License Revocation (Claim amount subject to proration)</td>
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<td>2010-06051</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $1209.25, License Revocation (Claim amount subject to proration)</td>
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<td>2010-06047</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
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<td>2010-06060</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $678.00, License Revocation (Claim amount subject to proration)</td>
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<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $1928.00, License Revocation (Claim amount subject to proration)</td>
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<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $1546.75, License Revocation (Claim amount subject to proration)</td>
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<td>2011-00609</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $4886.06, License Revocation (Claim amount subject to proration)</td>
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<td>2011-00031</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $2709.25, License Revocation (Claim amount subject to proration)</td>
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<td>2010-06048</td>
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<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $4428.00, License Revocation (Claim amount subject to proration)</td>
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<td>2011-00028</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $2021.75, License Revocation (Claim amount subject to proration)</td>
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<td>2010-06053</td>
<td>Athans, Inc., t/a St. John's Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $2276.75, License Revocation (Claim amount subject to proration)</td>
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<td>Case Number</td>
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<td>Violations &amp; Sanctions</td>
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<td>2010-06035</td>
<td>Athans, Inc., t/a St. John’s Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $1421.75, License Revocation (Claim amount subject to proration)</td>
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<td>2010-06054</td>
<td>Athans, Inc., t/a St. John’s Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $2365.50, License Revocation (Claim amount subject to proration)</td>
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<td>2010-06058</td>
<td>Athans, Inc., t/a St. John’s Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $1678.00, License Revocation (Claim amount subject to proration)</td>
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<td>2010-06036</td>
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<td>2011-00600</td>
<td>Athans, Inc., t/a St. John’s Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $1240.50, License Revocation (Claim amount subject to proration)</td>
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<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $2590.50, License Revocation (Claim amount subject to proration)</td>
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<td>2011-00606</td>
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<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $2303.00 License Revocation (Claim amount subject to proration)</td>
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<td>2011-00796</td>
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<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $3584.25, License Revocation (Claim amount subject to proration)</td>
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<td>2011-00799</td>
<td>Athans, Inc., t/a St. John’s Realty Richmond, VA</td>
<td>§ 54.1-2112 et seq - Virginia Real Estate Transaction Recovery Act Claim approved for $1615.50, License Revocation (Claim amount subject to proration)</td>
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</tbody>
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### Fair Housing

The Fair Housing Board administers and enforces the Virginia Fair Housing Law, although the Real Estate Board is responsible for fair housing cases involving real estate licensees or their employees. Each board investigates housing discrimination through the Virginia Fair Housing Office at the Department of Professional and Occupational Regulation. All fair housing cases must attempt conciliation – an alternative dispute resolution approach using informal negotiation. Successful conciliation agreements are public unless both parties request and agree to a confidentiality clause. If conciliation is unsuccessful in resolving the complaint, the Board determines if reasonable cause exists to support a charge of discrimination. In cases where the Board determines reasonable cause and issues a charge of discrimination, the Attorney General’s Office brings civil suit in circuit court seeking relief for the complainant. The following are the fair housing actions rendered by the Real Estate Board at its September and November 2010 meetings:

<table>
<thead>
<tr>
<th>Action</th>
<th>Case Number</th>
<th>Case Name</th>
</tr>
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<tbody>
<tr>
<td>Conciliation Agreement</td>
<td>2010-05047</td>
<td>Housing Opportunities made Equal v. Brenda Griffin and Drucker and Falk</td>
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<td>Conciliation Agreement</td>
<td>2010-05058</td>
<td>Timothy Voigtsberger v. S.L. Nusbaum Realty Co.</td>
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<td>Conciliation Agreement</td>
<td>2010-03596</td>
<td>Andrea Vaughan v. Community Housing Partners</td>
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<tr>
<td>Conciliation Agreement</td>
<td>2010-05856</td>
<td>Dimetra Redd v. Landmark Property Services, Inc.</td>
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<tr>
<td>Conciliation Agreement</td>
<td>2010-05765</td>
<td>Nora Ward v. Hercules Real Estate Services and Todd Copeland</td>
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<tr>
<td>Discrimination by Refusing to Rent and Making Discriminatory Statements Based upon Familial Status</td>
<td>2010-02896</td>
<td>Frances Owens v. Billy Eudailey and W. W. Eudailey, t/a Eudailey &amp; Co./GMAC Real Estate</td>
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