

SECTION 81-885.24(18) – USING UNLICENSED PERSONS

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
Section 81-885.24(18) by paying commission to unlicensed person.	90-055 - Marvin Wolfe vs. Donald L. Calkins	December 13, 1990	Stipulation and Consent Order. License censured.
Section 81-885.24(18) by paying commission or compensation to unlicensed person; 81-885.24(29) by demonstrating negligence; and Ch. 5-003.11 and 003.19 by failing to deposit	91-032 - Commission vs. Ronald F. Finkel	October 1, 1991	Stipulation and Consent Order. License suspended for 45 days followed by 10 ½ months of probation.
Section 81-885.24(18) by compensating an unlicensed person for performing the services requiring a real estate license and 81-885.24(29) by allowing an unlicensed individual to participate in real estate activities requiring a real estate license.	2001-023 - Pace Woods vs. Larry F. Zitek	August 20, 2001	License censured.
Section 81-885.24 (18) Providing any form of compensation or consideration to any person for performing the services of a broker, associate broker, or salesperson who has not first secured his or her license under the Nebraska Real Estate License Act unless such person is (a) a nonresident who is licensed in his or her resident regulatory jurisdiction or (b) a citizen and resident of a foreign country which does not license persons conducting the activities of a broker and such person provides reasonable written evidence to the Nebraska broker that he or she is a resident citizen of that foreign country, is not a resident of this	2007-064 Commission vs. John Steven Headlee	December 4, 2008	Stipulation and Consent Order. License suspended for a period of thirty (30) days immediately followed by eleven (11) months probation. Suspension period commenced on December 5, 2008, and continued through January 4, 2009. The probationary period commenced on January 5, 2009, and continues through November 5, 2009; plus an additional nine (9) hours of continuing education with three (3) hours in the area of

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<p>country, and conducts the activities of a broker in that foreign country; 81-885.24 (22) Making any substantial misrepresentations; 81-885.24 (16) Violating any provision of sections 76-2401 to 76-2430; 76-2418 (3) (a) A licensee acting as a buyer's or tenant's agent owes no duty or obligation to a seller, a landlord, or a prospective seller or landlord, except that the licensee shall disclose in writing to any seller, landlord, or prospective seller or landlord all adverse material facts actually known by the licensee. The adverse material facts may include, but are not limited to, adverse material facts concerning the client's financial ability to perform the terms of the transaction. (b) A buyer's or tenant's agent owes no duty to conduct an independent investigation of the client's financial condition for the benefit of the customer and owes no duty to independently verify the accuracy or completeness of statements made by the client or any independent inspector; and 81-885.24 (29) Demonstrating negligence, incompetency, or unworthiness to act as a salesperson. Headlee provided compensation for past and future referrals to a person who had not first secured his or her license under the Nebraska Real Estate License Act; Headlee made material misrepresentations to the buyer with respect to Headlee's knowledge about termites on the property; and, Headlee failed to disclose to the buyers, in writing, an adverse material facts regarding termites which fact was actually known</p>	<p>2007-064 Commission vs. John Steven Headlee</p>		<p>disclosures, three (3) hours in the area of license law and three (3) hours in the area of ethics, to be completed by June 3, 2009.</p>

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by Headlee.	2007-064 Commission vs. John Steven Headlee		
