

BEFORE THE
MISSOURI REAL ESTATE COMMISSION

In the matter of the application of)
)
 Nathan Reynolds)
)
 Applicant.)

**ORDER OF THE MISSOURI REAL ESTATE COMMISSION
ISSUING A PROBATED REAL ESTATE SALESPERSON LICENSE
TO NATHAN REYNOLDS**

The Missouri Real Estate Commission ("MREC") hereby issues its ORDER granting a PROBATED real estate salesperson license to Nathan Reynolds ("Reynolds") pursuant to the provisions of § 324.038, RSMo.¹ As set forth in § 324.038, RSMo, Reynolds may submit a written request for a hearing to the Administrative Hearing Commission seeking review of the MREC's decision to issue a probated real estate salesperson license. Such written request must be filed with the Administrative Hearing Commission within 30 days of the date of delivery or mailing by certified mail of this Order. The written request should be addressed to the Administrative Hearing Commission, Room 640, Truman State Office Building, P.O. Box 1557, Jefferson City, Missouri 65102-1557. If no written request for review is filed with the Administrative Hearing Commission within the 30-day period, the right to seek review of the MREC's decision shall be considered waived.

Based upon the foregoing, the MREC hereby states:

¹ All statutory references are to the Revised Statutes of Missouri, as amended, unless otherwise indicated.

I

FINDINGS OF FACT

1. The MREC is an agency of the State of Missouri created and existing pursuant to § 339.120, RSMo, for the purpose of executing and enforcing the provisions of § 339.010 to 339.205 and § 339.710 to 339.860, RSMo, and the regulations promulgated thereunder, relating to real estate salespersons and brokers.

2. Nathan Reynolds is a natural person residing at 329 Montesano Park Drive, Imperial, Missouri 63052.

3. On or about September 20, 2011, the MREC received Reynolds' application for a real estate salesperson license ("Application").

4. On his Application, question 4-13, Reynolds was asked if he had "been finally adjudicated and found guilty, or entered a plea of guilty or nolo contendere, in a criminal prosecution in this state, or any other state, or of the United States, whether or not sentence was imposed? **NOTE: This includes Suspended Imposition of Sentence, Suspended Execution of Sentence, and alcohol related offenses, i.e. DWI and BAC.**" Reynolds responded, "YES" to question 4-13.

5. On or about April 29, 2009, in Case No. 09D7-CR00360, Reynolds pled guilty in the Circuit Court of St. Francois County, Missouri, to the crime of Possession of Up to 35 Grams of Marijuana and Unlawful use of Drug Paraphernalia, both class A misdemeanors.

6. On or about April 29, 2009, in Case No. 09D7-CR00360, the Court fined Reynolds \$250.00 for the Possession of Up to 35 Grams of Marijuana offense, and \$150.00 for the Unlawful Use of Drug Paraphernalia offense.

7. Reynolds failed to disclose his guilty pleading to two aforementioned charges on his application.

8. On or about March 8, 2010, in Case No. 08JE-CR04652-02, Reynolds pled guilty in the Circuit Court of Jefferson County, Missouri, to the crime of Stealing, a class A misdemeanor.

9. On or about March 8, 2010, in Case No. 08JE-CR04652-02, the Court suspended imposition of sentence and placed Reynolds on two years unsupervised probation.

10. On or about January 4, 2010, in Case No. 08JE-CR03776-01, Reynolds pled guilty in the Circuit Court of Jefferson County, Missouri, to the crime of Property Damage 1st Degree, a class D felony.

11. On or about March 15, 2010, in Case No. 08JE-CR03776-01, the Court suspended the imposition of sentence and placed Reynolds on five years probation under the supervision of the Missouri State Board of Probation and Parole.

12. The crimes of Possession of Up to 35 Grams of Marijuana, Unlawful Use of Drug Paraphernalia, Stealing, and Property Damage 1st Degree are offenses of which an essential element is fraud, dishonesty or an act of violence and/or this crime involving moral turpitude; and the commission of this crime demonstrates a lack of regard for the health, safety, and welfare of the public.

13. The crimes of Possession of Up to 35 Grams of Marijuana, Unlawful Use of Drug Paraphernalia, Stealing, and Property Damage 1st Degree are offenses reasonably related to the qualifications, functions, and duties of a real estate salesperson.

14. Reynolds' failure to disclose the crimes of Possession of Up to 35 Grams of Marijuana and Unlawful Use of Drug Paraphernalia on his Application is an act of dishonesty.

II

CONCLUSION OF LAW

15. As a result of the criminal conduct and failure to disclose as identified in Section I herein, cause exists for the MREC to deny Reynolds' application for a real estate salesperson license pursuant to § 339.080.1, RSMo, which provides: "The commission may refuse to examine or issue a license to any person known by it to be guilty of any of the acts or practices specified in subsection 2 of section 339.100[.]"

16. As a result of the criminal conduct and failure to disclose as identified in Section I herein, cause exists for the MREC to deny Reynolds' application for a real estate salesperson license pursuant to the provisions of § 339.100.2(10), (16), (18), and (19), RSMo, which state:

2. The commission may cause a complaint to be filed with the administrative hearing commission as provided by the provisions of chapter 621, RSMo, against any person or entity licensed under this chapter or any licensee who has failed to renew or has surrendered his or his individual or entity license for any one or any combination of the following acts:

....

(10) Obtaining a certificate or registration of authority, permit or license for himself or herself or anyone else by false or fraudulent representation, fraud or deceit;

....

(16) Committing any act which would otherwise be grounds for the commission to refuse to issue a license under section 339.040;

.....

(18) Been finally adjudicated and found guilty, or entered a plea of guilty or nolo contendere, in a criminal prosecution under the laws of this state or any other state or of the United States, for any offense reasonably related to the qualifications, functions or duties of any profession licensed or regulated under this chapter, for any offense an essential element of which is fraud, dishonesty or an act of violence, or for any offense involving moral turpitude, whether or not sentence is imposed;

(19) Any other conduct which constitutes untrustworthy, improper or fraudulent business dealings, demonstrates bad faith or incompetence, misconduct, or gross negligence[.]

17. Section 339.040.1 RSMo, provides that licenses shall be issued only to persons of good moral character who bear a good reputation for honesty, integrity, and fair dealing and who are competent to transact the business of a real estate salesperson in a manner so as to safeguard the public's interest.

18. As a result of the criminal conduct identified in Section I herein, Reynolds has engaged in conduct and has pleaded guilty to crimes that adversely affect his moral character, his reputation, and his fitness and qualifications to practice as a real estate salesperson.

19. As an alternative to refusing to issue a license, the MREC may, at its discretion, issue a license subject to probation, pursuant to § 324.038.1, RSMo, which provides:

Whenever a board within or assigned to the division of professional registration, including the division itself when so empowered, may refuse to issue a license for reasons which also serve as a basis for filing a complaint with the administrative hearing commission seeking disciplinary action against a holder of license, the board, as an alternative to refusing to issue a license, may at its discretion, issue to an applicant a license subject to probation.

20. The MREC issues this Order in lieu of denial of Reynolds' application for a real estate salesperson license. The MREC has determined that this Order is necessary to ensure the protection of the public.

III

ORDER

21. Based on the foregoing, the Missouri real estate salesperson license is issued to Reynolds subject to the following terms and conditions. **Reynolds' real estate salesperson license is hereby placed on PROBATION for a period of FOUR YEARS** from the effective date of this Order. During the period of probation on his real estate salesperson license, Reynolds shall be entitled to practice as a real estate salesperson provided he adheres to all the terms stated herein. The period of probation shall constitute the "disciplinary period."

IV

TERMS AND CONDITIONS

22. Terms and conditions of the disciplinary period. Terms and conditions of the disciplinary period are as follows:

A. Reynolds' license shall remain affiliated with Savannah, LLC.

Should Reynolds terminate his affiliation with Savannah, LLC, Reynolds shall be

prohibited from affiliating with any other licensee without prior approval from the Commission.

B. Reynolds shall keep the MREC apprised at all times in writing of his current address and telephone number at each place of residence and business. Reynolds shall notify the MREC in writing within ten days of any change in this information.

C. Reynolds shall timely renew his Missouri real estate salesperson license, timely pay all fees required for license renewal, and comply with all other requirements necessary to maintain his license in a current and active state.

D. Reynolds shall meet in person with the MREC or its representative at any such time and place as required by the MREC or its designee upon notification from the MREC or its designee. Said meetings will be at the MREC's discretion and may occur periodically during the probation period.

E. Reynolds shall immediately submit documents showing compliance with the requirements of this Order to the MREC when requested by the MREC or its designee.

F. During the probationary period, Reynolds shall accept and comply with unannounced visits from the MREC's representatives to monitor compliance with the terms and conditions of this Order.

G. If at any time within the disciplinary period Reynolds changes residence from the State of Missouri; ceases to be currently licensed in Missouri under the relevant provisions of Chapter 339, RSMo, as amended; fails to timely pay all fees required for license renewal; or fails to keep the MREC advised of all

current places of residence and business, the time of absence, unlicensed status, delinquency in paying fees for license renewal or unknown whereabouts shall not be deemed or taken as any part of the disciplinary period.

H. Reynolds shall obey and comply with all terms and conditions of probation for his criminal supervision. Reynolds shall prepare and submit quarterly written reports to the MREC regarding the status of and compliance with his criminal probation, parole, and/or release, as well as his compliance of the terms and conditions of this probated license order. Reynolds is responsible for ensuring that such quarterly reports are received by the MREC on or before January 10, April 10, July 10, and October 10 during each year of the disciplinary period. Reynolds shall submit the first such report so that the MREC receives it on or before April 10, 2012.

I. Reynolds shall also submit to the MREC proof of the restitution payments he has made pursuant to his criminal supervision. The proof of payment shall be submitted to the MREC in conjunction with the written quarterly reports beginning April 10, 2012.

J. Reynolds shall comply with all relevant provisions of Chapter 339, RSMo, as amended; all rules and regulations of the MREC; and all local, state, and federal laws. "State" as used herein refers to the State of Missouri and all other states and territories of the United States.

23. Upon the expiration and successful completion of the disciplinary period, Reynolds' real estate salesperson license shall be fully restored if all other requirements of the law have been satisfied; provided, however, that in the event the MREC determines

that Reynolds has violated any term or condition of this Order, the MREC may, in its discretion, after an evidentiary hearing, vacate and set aside the discipline imposed herein and may suspend, revoke, or otherwise lawfully discipline Reynolds' real estate salesperson license.

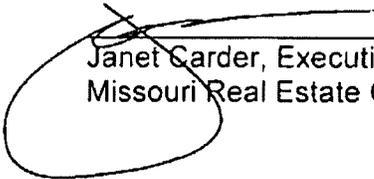
24. No order shall be entered by the MREC pursuant to the preceding paragraph of this Order without notice and an opportunity for hearing before the MREC in accordance with the provisions of Chapter 536, RSMo.

25. If the MREC determines that Reynolds has violated a term or condition of this Order, which violation would also be actionable in a proceeding before the Administrative Hearing Commission or the circuit court, the MREC may elect to pursue any lawful remedies or procedures afforded it and is not bound by this Order in its determination of appropriate legal actions concerning such violation.

26. If any alleged violation of this Order occurs during the disciplinary period, the MREC may choose to conduct a hearing before it either during the disciplinary period, or as soon thereafter as a hearing can be held, to determine whether a violation occurred and, if so, may impose further disciplinary action. The MREC has continuing jurisdiction to hold a hearing to determine if a violation of this Order has occurred.

27. The MREC will maintain this Order as an open and public record of the MREC as provided in Chapters 339, 610, and 324, RSMo (as amended).

SO ORDERED AND EFFECTIVE THIS 22ND DAY OF DECEMBER 2011.



Janet Carder, Executive Director
Missouri Real Estate Commission