

June 2020

COMMISSION NEWS



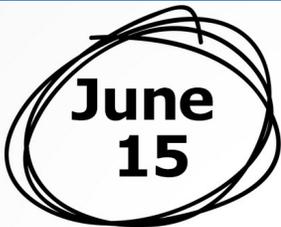
Newsletter from the Kansas Real Estate Commission

KREC.KS.GOV

krec@ks.gov
(785) 296-3411

Jayhawk Tower
700 SW Jackson St
Suite 404
Topeka, KS 66603

Next Commission Meeting



Via Teleconfer-
ence. Find more
information [here](#).
Please email
KREC to confirm.

Commission Members

Errol Wuertz
Chair, 1st District

Bryon Schlosser
Vice Chair,
2nd District

Joseph Vaught
3rd District

Sue Wenger
4th District

Connie O'Brien
Member at Large

Erik Wisner
Executive Director

Laura Kelly
Governor

Business Process Update

Effective June 1, KREC's main office is open from 8:30 a.m.— 4:00 p.m. Phones are monitored but public access to the office is prohibited. We still encourage licensees to communicate via email at krec@ks.gov. KREC's staff is teleworking and can respond via email in a more timely manner.

Login to **E-Gov** at any time to complete the following processes:

- license renewals
- affiliation and status changes
- name and contact information changes
- company and branch contact information changes
- supervising or branch broker changes

Exam Waivers and New Testing Centers

Pearson VUE administers the real estate exam for broker and salesperson applicants in Kansas. Candidates currently licensed in another state may only be required to take the state portion of the exam, but must **apply for a waiver** from the national portion before scheduling the exam. Please review the client waiver process in its entirety.

New testing center locations opened in Emporia, Fort Riley, Garden City, Pittsburg, and Salina. See the revised **Candidate Handbook** for more information.

Following a temporary closure due to the COVID-19 outbreak, Pearson VUE test centers are open again but seating is limited due to rescheduling and social distancing requirements. Candidates must wear a facemask. To check availability, create an account on the **Pearson website**. You do not need to provide payment information to search for available dates.

Consent to Electronic Service Reminder

Complete and submit the Consent to Electronic Service form in the **Forms Library** if you prefer to have all communications from KREC sent via email. Opt-in before or during online license renewal.

FYI: Timeshare Exit Resource

Kansas does not license residential property management or timeshares, but disseminating information for consumer protection against timeshare scams is important.

ResponsibleExit.com helps timeshare owners avoid scams by providing useful information about how to responsibly and safely exit a timeshare.

Get It in Writing

by **Cindy Boswell | Investigator**

I have held a Kansas real estate license since 2003 and obtained my broker license in 2012.

Last December, after selling real estate for over 16 years, I put my license in inactive status and came to work for the Kansas Real Estate Commission as an investigator. A large part of my role is reviewing complaints regarding license law violations. The Commission does not have the authority to award damages or determine civil liabilities.

One common violation we often see is the failure to get financial obligations and commitments in writing and signed by all parties. Expressing the exact agreement in writing protects the public, as well as licensees, and can help to avoid many misunderstandings.

K.S.A. 58-3062. Prohibited acts. (a)(11) states that, "No licensee, whether acting as an agent, transaction broker, or a principal shall: Fail to see that financial obligations and commitments between the parties to an agreement to sell, exchange, or lease real estate are in writing, expressing the exact agreement of the parties to provide, within a reasonable time, copies thereof to all parties involved."

Get all parties to sign written documents expressing the exact agreements. Protect your clients, customers, and yourself. Some thoughts to keep in mind include:

- Did something change during negotiations?
- Was something added or taken out of the contract after inspections?
- Did the sellers verbally agree to take or leave something with the property?
- Did the buyer accept the property's condition after the final walk through?

For more information or to file a complaint, visit: <https://krec.ks.gov/compliance/complaints>.

Award Winning Tools

We are excited to announce the Kansas Real Estate Alexa skill won a **Horizon Interaction Award** for the **Alexa skill landing page**.

The Commission partnered with the Kansas Information Consortium to create the Kansas Real Estate Alexa skill. This voice-enabled tool uses your Amazon device to provide accurate information that is easily accessible. Get started by saying, "Alexa, enable Kansas Real Estate skill" to your Amazon device or download the skill from Amazon [here](#). When asking a question, first say "Alexa, ask Kansas Real Estate" then add your request. For example, try "Alexa, ask Kansas Real Estate what is the status of my license?"

Licenses must be renewed every two years.

Check expiration date [here](#).

Disciplinary Actions

Revocations, suspensions, and aggregate fines greater than \$500 issued 3/11/20—5/26/20.

| Docket Number | Last Name | First Name | License Number | Violation | Legal Action | Effective Date |
|---------------|-----------|------------|----------------|-----------|-------------------|----------------|
| 20-8021 | Blackburn | Logan | 00239029 | Audit | Fine | 5/1/20 |
| 20-8020 | Constant | Paul | 00221109 | Audit | Fine | 5/1/20 |
| 20-8081 | Hartwich | Casie | 00231168 | Audit | Fine | 5/1/20 |
| 20-8504 | Norris | Scott | 00221436 | BRRETA | License Suspended | 5/26/20 |

