



**New Mexico Regulation and Licensing Department**  
**BOARDS AND COMMISSIONS DIVISION**  
New Mexico Real Estate Commission  
5500 San Antonio Dr. Suite A • Albuquerque, New Mexico 87109  
[www.rld.state.nm.us](http://www.rld.state.nm.us)

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DEPUTY  
SUPERINTENDENT

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**Priscilla Garcia**  
DIVISION DIRECTOR

**Wayne W. Ciddio**  
DEPUTY DIRECTOR  
&  
EXECUTIVE SECRETARY

July 29, 2019

Jasmine McGarvey  
426 Pueblo Solano Dr. NW  
Albuquerque, New Mexico 87107

Re: NMREC Case No. 18-06-10-060

Dear Ms. McGarvey:

As you have been notified previously, Rachael C. Lujan filed a complaint against you with the Real Estate Commission alleging that you, as property manager, failed to replace and repair items and equipment at the property she was renting at 5415 Valentino St. NW in Albuquerque.

The Commission investigative staff presented its report of investigation of this complaint to the Real Estate Commission. Although the majority of Ms. Lujan's complaints are owner-tenant disputes outside the Commission's jurisdiction, the investigation did reveal there is evidence to indicate that you violated Parts 16.61.33.8 and 16.61.33.9 of the Commission Rules in your dealings with the property owner.

On April 24, 2019, the Commission offered you a \$250 fine, a letter of reprimand, and completion for no continuing education credit of a course deemed appropriate by the Commission to settle this matter. Commission records show that you accepted the Commission offer and paid the fine on June 11, 2019.

You are ordered to complete for no credit the four (4) hour online course entitled, "Property Management and Managing Risk", available from Kaplan Professional Schools at [www.kapre.com](http://www.kapre.com). The certificate of course completion is due in the Commission office by close of business on Thursday, August 29, 2019 and should be mailed to the Commission office, 5500 San Antonio Drive NE, Albuquerque, New Mexico 87109, Attn: Germelyn Vivar, Administrative Secretary.

In keeping with the final term of the offer, you are hereby reprimanded for failing to execute a written termination of the property management agreement with the property owner thirty (30) days in advance of termination as provided in the property management agreement, and consequently, you failed to provide the owner with a fully executed termination agreement.

**Alcohol and Gaming Division**  
(505) 476-4875

**Boards and Commissions Division**  
(505) 476-4600

**Construction Industries Division**  
(505) 476-4700

**Financial Institutions Division**  
(505) 476-4885

**Manufactured Housing Division**  
(505) 476-4770

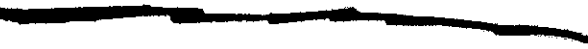
**Securities Division**  
(505) 476-4580

**Administrative Services Division**  
(505) 476-4800

This letter of reprimand will become part of your licensing file. It is a matter of public record and will be reported in the Disciplinary Actions section of the Commission web site.

Finally, you are directed to correct the brokerage practices that led to the complaint and this disciplinary action.

Sincerely,



Wayne W. Ciddio  
Executive Secretary  
New Mexico Real Estate Commission

cc: Rachael C. Lujan  
7001 Snapdragon Rd, NW  
Albuquerque, NM 87120