



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

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GOVERNOR

Marguerite Salazar
SUPERINTENDENT

Claudia Armijo
DEPUTY GENERAL
COUNSEL

February 28, 2019

Yvonne K. Wright
P. O. Box 1047
Clovis, New Mexico 88101

Re: NMREC Case No. 17-10-01-094

Dear Ms. Wright:

On November 27, 2018 you accepted the Real Estate Commission's settlement offer in the above-referenced case.

The offer consisted of a \$2,500 fine, completion for no continuing education credit of a course deemed appropriate by the Commission upon your acceptance of the offer, and a letter of reprimand. Our records indicate that the fine was received on November 29, 2018.

You are ordered to complete for no continuing education credit the eight (8) hour online course entitled, "Property Management Fundamentals" offered by Empire Learning. Information about the course is available from the list of Commission approved courses on the Commission web at the [Empire Learning NM Web Link](#).

A certificate of completion of the course is due in the Commission office no later than April 1, 2019. The certificate should be mailed to Germelyn Vivar, Administrative Secretary, New Mexico Real Estate Commission, 5500 San Antonio Drive NE, Albuquerque, New Mexico 87109.

In keeping with the final term of the Commission offer you are hereby reprimanded for violating Sections 61-29-10.2 B; 61-29-12 A (10) (11) of the Real Estate License Law, and Part 19 16.61.19.8 A and C; Part 33 16.61.33.8 of the Commission Rules.

These violations occurred when you failed to assign and transfer the judgments against the tenants to the property owner at the termination of the property management agreement and failed to document in writing the agreement with tenants regarding installment payments of the deposit. Additionally, the following discrepancies were noted:

Property Management Agreement signed by Owner on January 25, 2014 and signed by Broker on March 13, 2014.

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- Paragraph 6. D states Trust account will be interest bearing and Owner will receive interest accrued.
- Paragraph 10 Late Charges and Insufficient Funds Fees were not addressed. Late Fees were retained by Broker.


Rental Agreement dated August 19, 2016.

- Three tenants named but only signed by one tenant.
- Paragraph 7 states \$675.00 deposit to be paid, but no terms as to when and how it will be paid.

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

You are directed to correct the brokerage practices that led to the complaint and subsequent disciplinary action.

Sincerely,



Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission