



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

Michelle Lujan Grisham
GOVERNOR

Marguerite Salazar
SUPERINTENDENT

Claudia Armijo
DEPUTY GENERAL
COUNSEL

February 13, 2019

Joel K. Schantz
Qualifying Broker
Berkshire Hathaway
Home Services Taos
P.O. Box 249
El Prado, New Mexico 87529

Re: NMREC Case No.18-03-08-030

Dear Mr. Schantz:

On December 18, 2018, you accepted the Real Estate Commission's settlement offer in the above-referenced matter.

The agreement provides that you receive a letter of reprimand, pay a \$500 fine, and complete for no continuing education credit a course deemed appropriate by the Commission upon your acceptance of the offer.

You are ordered to complete for no continuing education credit the 4-hour online course entitled, "Buyer Representation in Real Estate". The course is offered by Kaplan Professional Schools and is accessible from the Kaplan Web Site link on the Real Estate Commission's Catalogue of Approved Courses on the Commission web site.

A certificate of completion of the course and the \$500 fine, which should be in the form of a cashier's check payable to the New Mexico Real Estate Commission, are both due in the Commission office no later than close of business on March 29, 2019. The certificate and the check 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 settlement offer, you are hereby reprimanded for violating Section 61-29-10.2 B of the Real Estate License Law, and Parts 16.61.16.9 E and 16.61.19.8 A, C & D (2) of the Commission Rules for failing to supervise your Associate Broker Kristine Wood to ensure that the terms of the purchase agreement for the property at 20 Tom Holder Road in Taos, New Mexico were met.

Ms. Wood allowed the buyer to take early possession of the property contrary to the seller's written instructions in the purchase agreement that possession should not occur until after closing and funding.

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

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

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

Sincerely,

A thick black horizontal line redacting the signature of the sender.

Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission