



New Mexico Regulation and Licensing Department
BOARDS AND COMMISSIONS DIVISION
NEW MEXICO REAL ESTATE COMMISSION
5500 San Antonio Dr. NE Suite B • Albuquerque, New Mexico 87109
Office (505) 222-9820

August 6, 2018

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COUNSEL

Richard Randals
New Mexico Property Group, LLC
615 W. RTE 66
Tucumcari, New Mexico 88401

Re: NMREC Case No. 18-04-01-034

Dear Mr. Randals:

On June 26, 2018 you accepted the Real Estate Commission's settlement offer in the above-referenced matter.

The offer provides that you pay a \$2,000 fine, complete for no credit a course deemed appropriate by the Commission, and receive a letter of reprimand. The fine was received on June 27, 2018.

You are ordered to complete for no continuing education credit the 8-hour Understanding and Using RANM Forms course by no later than October 31, 2018. Please mail the certificate of course completion 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 offer, you are hereby reprimanded for violating Section 61-29-10.2 B and 61-29-12 A (11) of the Real Estate License Law and Part 19, 16.61.19.8 A, C, D (2) and G (1); and Part 33, 16.61.33.8 and 16.61.33.9 of the Commission Rules by failing to disclose in the first subject transaction that you had a written listing agreement with the seller as a transaction broker.

In the second subject transaction you failed to disclose that you were the seller's broker for the 20-acre parcel, the larger, adjoining parcel or both. Finally you allowed the title company to escrow RANM Form 2402 Addendum to the Purchase Agreement - Real Estate Contract as though it were a valid substitute for a real estate contract drawn up by an attorney. Verbiage on the addendum explicitly states that the addendum is not a real estate contract and cannot be substituted for one. In both of the subject transactions you demonstrated negligence and failure to perform broker duties with honesty and reasonable care.

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Administrative Services Division
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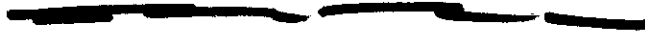
These violations came to the Commission's attention when you filed complaints related to the same transactions against Tony Gable and Krystal Nelson of Scott Land Company, LLC.

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

You are directed, if you have not already done so, to correct the brokerage practices that led to this disciplinary action.

If you have any questions, please contact Chief Investigator Lyn Carter at (505) 222-9881.

Sincerely,

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

Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission