



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

Michelle Lujan Grisham
GOVERNOR

Marguerite Salazar
SUPERINTENDENT

Claudia Armijo
DEPUTY
SUPERINTENDENT

Daniel Rubin
GENERAL COUNSEL

Priscilla Garcia
DIVISION DIRECTOR

Wayne W. Ciddio
DEPUTY DIRECTOR
&
EXECUTIVE SECRETARY

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

November 7, 2019

Stephanie Warwick
420 Juan P. Sanchez
Los Lunas, New Mexico 87031

Re: NMREC Case No. 18-01-07-007

Dear Ms. Warwick:

As you have been notified previously, Darlene Benton filed a complaint against you alleging that you violated the Real Estate License Law and the Real Estate Commission Rules in the course of managing her property at 1142 Pandora Drive in Los Lunas.

In the interest of avoiding the time and expense involved in a formal disciplinary hearing, the Commission on October 1, 2019 authorized me to offer you a letter of reprimand, a \$500 fine, and completion for no continuing education credit of a four (4) hour course deemed appropriate by the Commission to settle this case. On October 23, 2019 you accepted the Commission offer and paid the fine.

You are ordered to complete for no continuing education credit the four (4) hour course entitled Ethical Excellence: Raising the Bar. The course is offered by the CE Shop and is accessible from the Commission web site at the Requirements and Continuing Education link, under the Approved On Demand Course List. The certificate of course completion should be mailed to the Commission office, 5500 San Antonio Drive NE, Albuquerque, New Mexico 87109, Attn: Germelyn Vivar within thirty (30) days of receiving this letter.


In keeping with the final term of the Commission offer, you are hereby reprimanded for violating Parts 16.61.19.8 (A), (G) (2) and 16.61.24.13 (2) of the Commission Rules.

These violations occurred when you improperly charged management fees to an Owner's Reserve Account reserved for property maintenance and repairs and failed to disclose in writing that you had a personal relationship with the individual you hired to perform cleaning, maintenance and other services.

This letter of reprimand will become part of your licensing file and is a matter of public record. It will be published 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
Darlene Benton
18616 W. 99th Ave. # 1007
Sun City, AZ 85373