



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

December 6, 2019

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Wayne W. Ciddio
EXECUTIVE SECRETARY
New Mexico Real Estate
Commission

Elizabeth Karsten
1911 Richmond Dr. NE
Albuquerque NM 87106

Re: NMREC Case No. 19-04-07-027

Dear Ms. Karsten:

As you have been notified previously, the New Mexico Real Estate Commission filed a complaint against you alleging that you violated the Real Estate License Law and the Real Estate Commission Rules in the course of brokering the property at 623 Moho Trail in Mountainair, New Mexico.

In the interest of avoiding the time and expense involved in a formal disciplinary hearing, the Commission offered you a letter of reprimand, a \$2,000 fine, and completion for no continuing education credit of a course deemed appropriate by the Commission to settle this case. You accepted the Commission offer on November 15, 2019.

Commission records show that you paid the fine on November 15, 2019. You are directed to complete the course entitled "Ethical Excellence: Raising the Bar" within 60 days of receiving this letter. The course is accessible from the Commission website on the Approved On Demand course list and is offered by the CE Shop.

The certificate of completion of the above-referenced course should be mailed to the New Mexico Real Estate Commission, 5500 San Antonio Drive NE, Albuquerque, New Mexico 87109, Attn: Germelyn Vivar, Administrative Secretary.

In keeping with the final term of the Commission offer, you are hereby reprimanded for violating Sections 61-29-10.2 and 61-29-12 A (1) (2) (10) (11) of the Real Estate License Law and Part 16.61.19.8 A (1) of the Commission Rules by allowing the purchase agreement for the subject property to be altered in a careless and unprofessional manner.

An examination of the purchase agreement showed that the name of associate broker Linda Rastegari, who was working with the buyer as a transaction broker when the original purchase agreement was executed— but was subsequently terminated— was whited out and associate broker David Garcia's name was written in.

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Although your response maintained that all parties to the transaction were aware of the change and no one was damaged, there are no initials on the purchase agreement acknowledging that the parties were aware of or consented to the change. A more professional approach would have been to execute an amendment to the purchase agreement.

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

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

Enclosure

cc: Dennis W. Hill, Esq.
Dixon·Scholl·Carrillo·P.A.
P. O. Box 94147
Albuquerque, NM 87199-4147