

**BEFORE THE STATE OF NEW MEXICO  
REAL ESTATE APPRAISERS BOARD**

IN THE MATTER OF: )  
 )  
KRISTI L. MORROW ) Case No. 6, 12-02-27  
License number: 01934-R )  
 )  
Respondent. )

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**STIPULATED AGREEMENT**

**WHEREAS**, the State of New Mexico Real Estate Appraisers Board (“Board”) received a complaint on February 27, 2012, stating that Kristi L. Morrow, (“Respondent”), signed as completing an appraisal without assistance although Respondent was not the person who conducted the inspection of the property. The complaint also states that the Uniform Residential Appraisal Report includes errors in violation of various sections of USPAP and New Mexico Real Estate Appraisers Statutes and Regulations; and

**WHEREAS**, on September 21, 2012, the Board found sufficient reason to unanimously vote to issue a Notice of Contemplated Actions (“NCA”), against licensee, Respondent; and

**WHEREAS**, Respondent is willing to resolve this matter in an amicable fashion and without the issuance of a NCA, as required under the Uniform Licensing Act (“ULA”), and without the need for a formal hearing; and

**WHEREAS**, the Board believes that this Stipulated Agreement (“Agreement”) is appropriate and in the best interests of both the Board and the Respondent.

**IT IS STIPULATED AND AGREED AS FOLLOWS:**

1. **Jurisdiction.** Respondent is licensed under the New Mexico Real Estate Appraisers Act, NMSA 1978, §61-30-1 through §61-30-24 (2011) and is therefore subject to the jurisdiction of the New Mexico Real Estate Appraisers Board (“Board”). The Board has jurisdiction over the Respondent and the subject matter.

2. **Violations.** Respondent acknowledges that this disciplinary action is for appraisal work done in signing an appraisal as having completed all portions while not having inspected the property and which included errors in the appraisal report. Respondent acknowledges that her actions were in violation of NMSA 1978, Section 61-30-15 (2011) and that she failed to comply with the provisions of the following USPAP rules: Preamble – paragraph one; Ethics Rule – conduct section; Standard Rule 1-1 (a), Standard Rule 1-1 (b) and Standard Rule 2-3.

3. **Discipline.** This Agreement constitutes disciplinary action by the Board against the Respondent. The complaint and this Agreement shall be reported to the Appraisers Subcommittee (ASC) National Registry as discipline action against licensee.

4. The Board shall take no further action against Respondent with respect to the matters alleged in this case, provided that Respondent complies with the following:

- A. Respondent shall pay a fine of Three Thousand Dollars (\$3,000.00) within ninety (90) days of receipt of the signed Stipulated Agreement and Order.
- B. Respondent shall successfully complete the fifteen (15) hours classroom USPAP course, including passing all testing requirements.
- C. Respondent shall successfully complete an on-line minimum of eight (8) hours Sale Comparison class.

- D. Respondent shall successfully complete an on-line minimum of eight (8) hours Cost Approach class.
- E. The above required courses shall not be used towards Continuing Education licensure renewal requirements.
- F. Respondent shall provide documentary proof of successful completion of all required courses, provided by the instructor or course provider of each course, to the Board within one (1) year of the Board's approval of this Agreement and Respondent's receipt of this Agreement and the signed Order. If on-line courses are approved to fulfill any continuing education requirements, Respondent shall submit to the Board from the course's provider evidence of passing successfully the post test in order to receive credit for such on-line course.

5. **Waivers.** Respondent acknowledges, agrees and stipulates that by signing this agreement she is waiving the following rights as they pertain to the misconduct described herein:

- A. Respondent enters into this Agreement voluntarily and waives her right to have these matters heard in the manner described in the ULA, NMSA 1978, §61-1-1 through §61-1-33 (2003), including the right to a full evidentiary hearing on the charges made in the complaint against her, the right to confront and cross-examine witnesses, and the right to appeal any decision of the Board following such a hearing.

- B. Respondent waives all rights to have this matter heard within the time frame established by the ULA in order for the Board to consider this Agreement.
- C. Respondent waives her right to assert a claim of bias or move to excuse any Board member based upon the Board member's consideration of this Agreement.
- D. Respondent's waiver of these rights contained herein is made knowingly, intentionally, and voluntarily.

6. Respondent acknowledges that the Board has the statutory, administrative and regulatory authority and thereby jurisdiction to investigate and adjudicate allegations of professional misconduct committed by Appraisers. NMSA 1978, § 61-30-4 (1993 as amended through 2003) and NMSA 1978, § 61-30-7 (1990 as amended through 2003). Upon execution of this Agreement, Respondent releases the Board from any and all claims arising out of the Board's decision to investigate the complaint, file Notices of Contemplated Actions, and take the actions described herein.

7. This Agreement is subject to approval by the Board. If the Board rejects this Agreement, the Board may proceed with an NCA. The terms of this Agreement or statements made by Respondent in support of this Agreement shall **not** be used against Respondent in a subsequent proceeding concerning the claims alleged in the complaint.

8. When this Agreement is signed by the Respondent and the attending Order is signed Board Chairperson both the Agreement and Order are binding upon the Board and the Respondent.

9. Upon the Board Chairperson affixing his signature to the attending Order indicating the Board's approval of this Agreement, copies of the documents shall be mailed to Respondent by Certified Mail. Mailing shall fulfill the Board's obligation to notify Respondent of the Board's acceptance of the agreement. The time limitations for Respondent's compliance with the requirements of this agreement shall commence three days after said mailing by the Board.

10. Upon fulfillment of the above requirements, the Board will consider this matter closed and resolved and will contemplate no further action against Respondent's license for the conduct made the subject matter of this Agreement. However, the Board may consider this misconduct as evidence of a pattern of conduct in the event that similar or other misconduct is proven against Respondent in the future. Additionally, the Board may consider the fact that discipline was imposed through this Agreement and the accompanying Order as a factor in determining appropriate discipline should any further misconduct be proven against Respondent in the future.

11. This Agreement is a settlement of Board case number 6, 12-02-27 and only for the specific allegations contained therein. The Board reserves the right to initiate proceedings for any other violations of the New Mexico Real Estate Appraisers Act and/or the Rules and Regulations adopted by the Board pursuant to the act. Respondent understands and acknowledges that her action in entering this Agreement is a final act and not subject to reconsideration, judicial review or appeal.

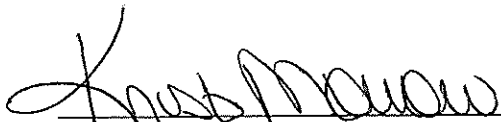
12. The complaint and this Agreement are public records within the meaning of the Inspection of Public Records Act, NMSA 1978, § 14-2-6(E) (1993). Other data,

communications, and information acquired by the Board relating to this matter shall be public as provided by the New Mexico Real Estate Appraisers Practice Act.

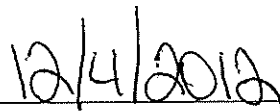
13. Respondent understands, acknowledges and stipulates that any violation(s) by Respondent of this Agreement will immediately result in the filing of an Order to Show Cause as to why the Board should not find the Respondent in violation of the Agreement and impose any and all lawful sanctions at its disposal including but not limited to revocation, suspension or denial of a license, restrictions on scope of practice, imposition of fees, penalties and costs and/or taken any other disciplinary action authorized pursuant to the New Mexico Real Estate Appraisers Act and/or the Uniform Licensing Act.

14. Respondent voluntarily enters into and signs this Agreement and affirms that no promises or representations have been made to her other than the terms and conditions expressly stated herein.

15. Respondent acknowledges that she has the right to be represented by an attorney and has had the opportunity to have counsel of her choice review the Agreement. However, Respondent has decided to represent herself in this matter. Respondent acknowledges that she has read this entire document and that she has knowingly, intentionally, and voluntarily executed this Agreement.



Kristi L. Morrow  
Respondent  
P.O. Box 306  
Ruidoso, New Mexico 88345  
(575) 940-0012

  
Date

**BEFORE THE STATE OF NEW MEXICO  
REAL ESTATE APPRAISERS BOARD**

IN THE MATTER OF: )

KRISTI L. MORROW )

License number: 01934-R )

Respondent. )

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Case No. 6, 12-02-27

**ORDER**

This matter having come before the New Mexico Real Estate Appraisers Board on December  
7, 2012 and with a quorum being present and a majority voting for the action designated  
below, this Stipulated Agreement is:

Accepted

Rejected



\_\_\_\_\_  
Dean Zantow, Chairperson  
New Mexico Real Estate Appraisers Board  
P.O. Box 25101  
Santa Fe, New Mexico 87505  
(505) 476-4622

12/7/12  
\_\_\_\_\_  
Date



# WAYNE SOLOMON APPRAISAL SERVICES

P.O. Box 306  
Ruidoso, NM 88345  
575-940-0012  
877-346-2656  
Kristi.Morrow@earthlink.net

December 4, 2012

Board and Commissions Division  
New Mexico Regulations and Licensing Department  
2550 Cerrillos Road  
Santa Fe, NM 87505

RE: Complaint #6 12-02-27

I would like to apologize to the Board and the Homeowner for the errors made in inspecting and completing this Appraisal assignment. I would like to make it known that this is not a common practice for another appraiser to make inspections for me. This has not happened since this appraisal assignment under review and will not happen again. There was no intent to deceive anyone. It was an error on my part in disclosing within the body of the report and on the signature page. Again, I apologize.

Sincerely,



Kristi Morrow