



**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 • Fax (505) 222-9886

**Susana Martinez**  
GOVERNOR

**Robert "Mike" Unthank**  
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DEPUTY GENERAL  
COUNSEL

**Enrique C Knell**  
DIRECTOR

February 22, 2017

Jose Vazquez  
Capital Group Realty of NM, LLC  
405 Montano NW  
Albuquerque, New Mexico 87120

Re: NMREC Case No. 16-02-06-014

Dear Mr. Vazquez:

On February 10, 2017 you accepted the Real Estate Commission's settlement offer in the above-referenced matter. The offer provides that you receive a letter of reprimand.

In keeping with this offer, you are hereby reprimanded for violating Section 61-29-10.2 (B) and 61-29-12 A (10) (11) of the Real Estate License Law and Parts 19 16.61.19.8 A, B, C and D (2) of the Commission Rules.

These violations occurred when you failed to exercise reasonable care in preparing the purchase agreement; namely, the marital status of the purchaser was not addressed in the purchase agreement, leading to a misunderstanding of whether the purchaser would take title to the property as a married person or sole and separate. This misunderstanding could have been avoided by transferring the purchase agreement by executing an Assignment of Contract form.

This violation came to the Commission's attention when Eremita Marquez 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 118-128 Jackson St. NE, Albuquerque, New Mexico.

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 site and to the Disciplinary Data Bank of the Association of Real Estate License Law Officials (ARELLO).

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.

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Sincerely,

  
Wayne W. Ciddio  
Executive Secretary  
New Mexico Real Estate Commission