

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

May 25, 2017

Susana Martinez
GOVERNOR

Robert "Mike" Unthank
SUPERINTENDENT

Alex Sanchez
DEPUTY
SUPERINTENDENT

Claudia Armijo
DEPUTY GENERAL
COUNSEL

Enrique C Knell
DIRECTOR

Todd Strickland
5301 Vista Lejana NE
Albuquerque, New Mexico 87111

Re: NMREC Case No. 14-10-02-108

Dear Mr. Strickland:

The New Mexico Real Estate Commission met on May 15, 2017 and approved the settlement agreement in the above-referenced case.

The agreement provides that you pay a \$1,000 fine, complete for no continuing education credit a four-hour course in Realtors Association of New Mexico (RANM) forms, and receive a letter of reprimand.

The fine, which should be made payable to the New Mexico Real Estate Commission, is due in the Commission office no later than close of business on Monday, June 26, 2017.

A certificate of course completion of the forms course is due in the Commission office no later than July 24, 2017. A course entitled "Anatomy of a Purchase Contract" which will fulfill this requirement is being offered at Brightwood, formerly Kaplan Professional Schools, on Thursday, June 8, 2017 at 1 p.m. Please contact Brightwood at (505) 738-8562 for enrollment information.

In keeping with the final term of the agreement, you are hereby reprimanded for violating Sections 61.29.12 A (1), (2), (10) and (11) of the Real Estate License Law and Parts 16.61.19.8 A, B, C, D (1) and (2) and part 16.61.19.9 of the Commission Rules.

These violations occurred when you failed to properly disclose your brokerage relationship with the listing broker; when you failed to execute or attach the financing addendum to the purchase agreement despite having referenced it in the purchase agreement; when you allowed the financing contingency deadline to pass without executing an agreement between the buyer and seller, thereby allowing the buyer and seller to continue to negotiate as though the transaction was still proceeding to closing; and when you failed to complete the loan related costs and fees section of the purchase agreement, creating confusion and allowing the buyer and seller to reach different conclusions on who was responsible for these costs.

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

This letter of reprimand is a matter of public record and will become part of our licensing file. It will be reported in the disciplinary actions section of the Commission website.

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

Sincerely,

A thick black horizontal line redacting the signature of Wayne W. Ciddio.

Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission

Enclosure

**BEFORE THE REAL ESTATE COMMISSION
OF THE STATE OF NEW MEXICO**

IN THE MATTER OF:)	
)	
TODD STRICKLAND)	NMREC CASE NO. 14-10-02-108
BROKER LICENSE NUMBER: 47267)	
)	
Respondent.)	

SETTLEMENT AGREEMENT

WHEREAS, the State of New Mexico Real Estate Commission (the "Commission") received a complaint on or around regarding Todd Strickland (the "Respondent"), a real estate broker licensed by the Commission, and a Notice of Contemplated Action (the "NCA") was authorized and issued by the Commission on July 20, 2015; and

WHEREAS, Respondent is willing to resolve this matter in an amicable fashion and without the need for a formal hearing as required pursuant to the Uniform Licensing Act (the "ULA"); and

WHEREAS, the undersigned Administrative Prosecutor believes that this Settlement Agreement is an appropriate resolution of the charges raised in the NCA and therefore recommends that the Commission approve the Settlement Agreement,

THEREFORE IT IS HEREBY AGREED AS FOLLOWS:

1. **Jurisdiction.** The Commission is responsible for licensure and enforcement under the Real Estate Licensing Act, NMSA 1978, §§ 61-29-1 through -29 (the "Act"). Respondent is a real estate broker licensed by the Commission and therefore is subject to the jurisdiction of the Commission with respect to the allegations set forth in the NCA.

2. **Allegations of Violations.** Respondent acknowledges that this disciplinary action is based on allegations that he violated provisions of NMSA 1978, § 61-29-12(A)(11), and Rules NMAC 16.61.19.8 and NMAC 16.61.19.9.

3. **Discipline.** Respondent does not contest the allegations set forth in the NCA, and further acknowledges that this Settlement Agreement constitutes disciplinary action pursuant to the Commission's authority.

4. **Requirements.** Respondent agrees to fully and timely comply with the following provisions:

A. Respondent shall pay a total fine of one thousand dollars (\$1,000) to the Commission within thirty (30) days of the Commission's acceptance of this Settlement Agreement. For purposes of calculating the payment deadline, the Commission will be deemed to have accepted this Settlement Agreement on the date that the accompanying Order is signed by the President of the Commission. Payment shall be made in the form of a certified check or money order payable to the NM Real Estate Commission and shall be delivered to: Wayne W. Ciddio, Executive Secretary; New Mexico Real Estate Commission; 5500 San Antonio NE, Suite B; Albuquerque, NM 87109.

B. Respondent is to enroll and complete one (1) courses which shall each consist of four (4) credit hours relating to using RANM forms. These classes will not go to fulfill Respondent's continuing education requirements.

C. Respondent shall have a letter of reprimand placed in his file as a result of this action.

5. **Commission's Forbearance.** The Commission agrees that it will take no further action against Respondent with respect to the allegations set forth in the NCA in this matter provided Respondent fully and timely complies with the requirements set forth in Paragraph 4 above.

6. **Waiver.** Respondent acknowledges, agrees and stipulates that by signing this Settlement Agreement he is waiving the following rights as they pertain to the alleged misconduct described herein:

A. Respondent enters into this Settlement Agreement voluntarily and waives his right to have these matters heard in the manner described in the ULA, NMSA 1978, §§ 61-1-1 -33, including the right to a full evidentiary hearing on the charges made in the complaint against him, the right to confront and cross-examine witnesses, and the right to appeal any decision of the Commission following such a hearing. This waiver only applies if the Commission accepts this Settlement Agreement.

B. Respondent waives any and all time limitations set forth in the ULA, including all rights to have this matter heard within the time frame established by the ULA, in order for the Commission to consider this Agreement. This waiver applies regardless of whether or not the Commission accepts this Settlement Agreement.

7. **Voluntary Agreement.** Respondent acknowledges that he has the right to be represented by counsel, and that Respondent has had the opportunity to consult with

counsel prior to signing this Settlement Agreement. Respondent affirmatively states that he has read this entire Settlement Agreement and understands his responsibilities contained herein. Respondent knowingly, intentionally and voluntarily enters into and signs this Settlement Agreement and affirms that no promises or representations have been made to him other than the terms and conditions contained in this Settlement Agreement.

8. **Release.** Respondent acknowledges that the Commission has the statutory, administrative and regulatory authority and jurisdiction to investigate and adjudicate allegations of professional misconduct. NMSA 1978, §§ 61-29-1 through -29. Upon execution of this Settlement Agreement, Respondent releases the Commission from any and all claims arising out of the Commission's decision to investigate the complaint, refer the matter for issuance of a Notice of Contemplated Action, and take the actions described herein.

9. **Approval by Commission.** This Settlement Agreement is subject to approval by the Commission. If the Commission rejects this Settlement Agreement, the Commission may proceed with a formal hearing. In the event that the Commission rejects this Agreement, neither the fact nor the terms of this Settlement Agreement nor any statements made by the Respondent in connection with this Settlement Agreement shall be used against Respondent in a subsequent proceeding.

10. **Effective Date.** This Settlement Agreement is binding upon the Commission and the Respondent when it is signed by the Respondent and the attending Order, validating the terms of the Settlement Agreement, is signed by the Commission President. Upon the Commission President affixing his signature to the Order indicating the Commission's

approval of this Agreement, copies of both documents shall be mailed to Respondent by Certified Mail. This mailing shall fulfill the Commission's obligation to notify Respondent of the Commission's acceptance or rejection of the Settlement Agreement.

11. Effect of Settlement Agreement. As long as Respondent complies with the requirements of this Settlement Agreement the Commission will consider this matter closed and resolved and will contemplate no further action against Respondent for the conduct alleged in the NCA in this matter, Case No. 14-10-02-108. However, the Commission may consider this Settlement Agreement as evidence of a pattern of conduct in the event that similar or other conduct is proven against Respondent in the future. Additionally, the Commission may consider the fact that discipline was imposed through this Settlement Agreement and the accompanying Order as a factor in determining appropriate discipline should any other violations be proven against Respondent in the future.

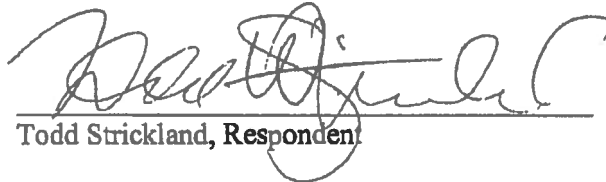
This Settlement Agreement is a settlement of Case No. 14-10-02-108 only and has no effect on the Commission's authority to take action against Respondent for any separate allegations of violations within the Commission's jurisdiction. Respondent understands and acknowledges that his action in entering this Settlement Agreement is final and not subject to reconsideration, judicial review or appeal.

12. Effect of Failure to Comply. Respondent acknowledges that a failure to comply with the terms and conditions of this Settlement Agreement shall be a separate and independent ground for disciplinary action by the Commission against Respondent and at the discretion of the Commission shall constitute a violation of the Act. Such action will immediately result in the filing of an Order to Show Cause as to why the Commission

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, restrictions on scope of practice, imposition of fees, penalties and costs and/or taken any other disciplinary action authorized pursuant to the Real Estate Licensing Act and/or the ULA.

14. **Public Record.** The NCA and this Settlement Agreement are public records within the meaning of the Inspection of Public Records Act, NMSA 1978, § 14-2-6(E).

5/9/2017
DATE


Todd Strickland, Respondent

Prepared by:

Rebecca C. Branch
Administrative Prosecutor
Assistant Attorney General
201 Third Street NW
Suite 300
Albuquerque, NM 87102
(505)490-4825
rbranch@nmag.gov