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Erik Wisner, Executive Director

Sam Brownback, Governor

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### Announcements:

A salesperson license fee increased from \$100 to \$125. A broker license fee increased from \$150 to \$175.

The prorated license fee for new licenses is now \$5.00 per month for salespersons and \$7.00 per month for brokers.

### Did you know?

KREC now accepts Visa, MasterCard, and American Express in addition to Discover.

Disregard any instructions in the forms that reference payment using the Discover Card form (RE-600). Instead, contact the Commission with your credit card information or pay by check made out to KREC. No cash payments will be accepted.

### Reminder!

In addition to completing the continuing education requirements, be sure to submit an application for license renewal. Renew online and check CEU hours [here](#).

## KREC Online Has a New Look

The updated KREC website goes live this month, so be sure to check out the new layout at [www.krec.ks.gov](http://www.krec.ks.gov). The new format is designed to improve usability and function for visitors. Follow us on [Facebook](#) and [Twitter](#) for updates and reminders, too!



## Frequent Audit Violations

In 2013, the Kansas Real Estate Commission made significant changes to its audit program with the implementation of Audit-by-Mail. Previously, all audits were done in person. By conducting audits through mail or email, the Commission is able to more efficiently and economically examine broker records. The program is designed to be more convenient for brokers and less intrusive to the broker's daily business.

The main purpose of an audit is to determine if funds received by licensees in real estate transactions are handled properly and the transaction complies with Kansas law. Between July 1, 2013 and December 31, 2014 the Commission conducted 662 audits. From those audits the Commission compiled a list of the most common violations. Many of these violations can be avoided.

### The most common violations found are:

- Failure to include brokerage relationships disclosure in the purchase contract
- Failure to include radon gas disclosure or KBI offender registration in the contract
- Failure to obtain purchase agreement receipt and earnest money receipt from the third party escrow agent and include it in the transaction file
- Failure to correctly assign transaction numbers
- Failure to close transaction by the date specified in the contract

The Commission strives to provide brokers with formal notification within six months. The broker will receive notice of any disciplinary action by U.S. Mail. If disciplinary action is initiated by the Commission, the broker will have an opportunity to request a hearing. Visit <http://krec.ks.gov/compliance/audits> for more information.

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## From the Executive Director

I have been with the Commission a little over a year and its clear to me our most valuable resource is the professional staff we have to serve the licensees and the general public.

We make every attempt to fulfill our mission by developing responsive policies and procedures which are customer service focused and not unduly burdensome to licensees.

Please feel free to contact our office if you have comments or suggestions as to how we can better server you.

Erik Wisner

### Licensing

Kelly White	Deputy Director, Director of Licensing and Education
Jessica Apodaca	Licensing Assistant
Alycia Smith	Licensing Assistant
Amber Nutt	Real Estate Education Specialist

### Compliance

Wendy Alkire	Director of Compliance
Lynn Comfort	Real Estate Specialist/Auditor
Linda Shaver	Real Estate Specialist/Auditor
Richard Ford	Real Estate Specialist/Investigator

### Legal and Administrative

Stacey Serra	Legal Assistant
Tosha Duncan	Administrative Assistant

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## Renewal Reminders

First Letter of Last name	Renewal Due Date	Expiration Date
Q - R	3/31/2016	4/30/2016
S	5/31/2016	6/30/2016
T - U - V	7/31/2016	8/31/2016

The mission of the Kansas Real Estate Commission is to protect the public interest, which embraces both the interests of the regulated real estate licensees and the interests of consumers who use their services and products.

### Commission Members

**Sue Wenger**, Chair, 4<sup>th</sup> District | **Joseph Vaught**, Vice Chair, 3<sup>rd</sup> District

**Errol Wuertz**, 1<sup>st</sup> District | **Bryon Schlosser**, 2<sup>nd</sup> District | **Shirley Cook**, Member at Large