

CHAPTER 3-003 - FAILURE TO DEPOSIT TRUST FUNDS

VIOLATION	COMPLAINT	DATE OF ORDER	PENALTY
<p>Section 81-885.24(7) by representing himself as an independent Broker, other than his employer, without knowledge or consent of his employer; 299 N.A.C. 3-002 and 3-003 by failing to maintain an accurate bookkeeping system and failing to deposit rents and security deposits in an insured non-interest bearing checking account in the name under which he does business; 81-885.24(4) by commingling monies of his principals with that of his own; and 81-885.24(29) by demonstrating unworthiness to act as a real estate Broker.</p>	<p>92-050 - Commission vs. Charles Lloyd Elson</p>	<p>October 28, 1992</p>	<p>Stipulation & Consent Order. License censured.</p>
<p>Section 81-885.24(3) in failing to account for and remit funds in Respondent's possession and belonging to Nevander; 81-885.24(26) and specifically Ch. 3-003 in failing to properly identify funds received from Nevander for payment of expenses; and 81-885.24(29) by demonstrating negligence, incompetency, or unworthiness.</p>	<p>96-032 - Nevander Asset Management Inc., Dennis Watts vs. Robert L. Pelshaw</p>	<p>January 22, 1997</p>	<p>Stipulation & Consent Order. License suspended for 2 years.</p>
<p>Section 81-885.24(2) by intentionally using advertising which is misleading or inaccurate in any material particular when Respondent sends correspondence regarding a listing to a client or customer on his own company letterhead rather than on letterhead under the direct supervision of the broker and not in the name the broker is conducting business as recorded with the Commission; 81-885.24(3) by failing to account for and remit any money or funds coming into his or her possession belonging to others; 81-885.24(24) by failing to place as soon after receipt as practicable, in the custody of his broker, any funds entrusted to him by any person dealing with him as the representative of his licensed broker; 81-885.24(26) by violating a rule or regulation adopted and promulgated by the Commission in the interest of the public and consistent with the Nebraska Real Estate License Act, to wit: Title 299, Ch. 2-003 by failing to advertise in the name his designated broker is conducting business as recorded with the Commission; and Ch. 3-003 by failing to account for money advanced by a buyer or seller for the payment of expenses in connection with the closing of a real estate</p>	<p>2003-017 - Commission vs. Vincent Muniz, Sr.</p>	<p>September 24, 2003</p>	<p>Stipulation & Consent Order. License suspended for 5 years, from October 1, 2003, through September 30, 2008.</p>

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transaction and advancing money by his principal for expenditures on behalf of said principal; 81-885.24(29) by demonstrating negligence, incompetency or unworthiness to act as a salesperson; and 76-2419(2) by failing to exercise reasonable skill and care on behalf of a client and to promote the interest of the client with the utmost good faith, loyalty and fidelity as identified in 76-2417 and 76-2418.	2003-017 - Commission vs. Vincent Muniz, Sr.		
