

BEFORE THE IOWA REAL ESTATE COMMISSION

STATE CAPITOL
DES MOINES, IOWA

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| IOWA REAL ESTATE COMMISSION |) | |
| |) | |
| Complainant, |) | |
| |) | |
| VS. |) | ASSURANCE OF |
| |) | |
| CONNIE BROESDER (B03889) |) | VOLUNTARY COMPLIANCE |
| |) | |
| Broker-Respondent, |) | |
| |) | |
| SHIRLEY FELICE (S08561) |) | |
| |) | |
| Salesperson-Respondent. |) | |
| |) | |

Pursuant to 700 I.A.C. Section 4.12(117), this Assurance of Voluntary Compliance is entered into between the Iowa Real Estate Commission and Respondents Connie Broesder and Shirley Felice. The Iowa Real Estate Commission and Respondents agree as follows.

STIPULATED STATEMENT OF FACTS

1. That the Iowa Real Estate Commission has jurisdiction over the subject matter and the parties of this action.
2. That Connie Broesder (B03889) is a licensed real estate broker and Shirley Felice is a licensed salesperson (S08561).
3. That Shirley Felice had obtained a listing with D. A. Bolton for property known locally as the DX Station in New Virginia, Iowa while she was employed by Saylor Realty of Osceola.
4. That Shirley Felice terminated her employment with Saylor Realty and was subsequently licensed to Connie Broesder.
5. That Iowa Real Estate Commission Rule 1.23(1) states:

1.23(1) "A real estate apprentice salesperson or salesperson or broker shall not negotiate a sale, exchange, lease or listing contract, of real property directly with an owner if it is known that such owner has a written unexpired contract in connection with such property which grants an exclusive right to sell to another broker, or which grants an exclusive agency to another broker."

6. That Shirley Felice and Connie Broesder dealt directly with owner D. A. Bolton while Saylor Realty's listing was still in effect.

7. That Shirley Felice prepared a sales agreement which altered the terms of Saylor Realty's listing.

8. That Connie Broesder was present at the time the terms were changed.

9. That subsequently the purchase agreement was amended to agree with the terms which were stated on the Saylor Realty listing contract.

10. That the Respondents committed the aforementioned acts as real estate licensees.

AGREED ORDER

By agreement, it is therefore ordered, adjudged and decreed by the Iowa Real Estate Commission as follows:

1. Respondents Connie Broesder and Shirley Felice will abide by Rule 1.23(117) at all times.

2. Respondent Connie Broesder shall take twelve hours of real estate continuing education within twelve months of the signing of this Assurance of Voluntary Compliance by the Iowa Real Estate Commission. These twelve hours shall be in addition to all other real estate education hours required by law. At least six of these hours shall be in the area of real estate license law.

3. Respondent Shirley Felice shall take twelve hours of real estate continuing education within twelve months of the signing of this Assurance of Voluntary Compliance by the Iowa Real Estate Commission. These twelve hours shall be in addition to all other real estate education hours required by law. At least six of

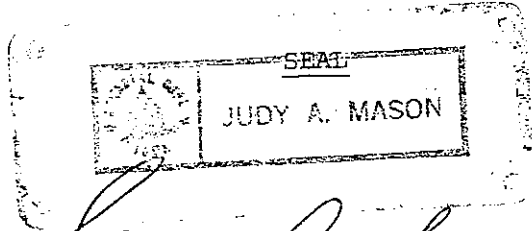
these hours shall be in the area of real estate license law.

4. This Assurance of Voluntary Compliance shall be made a part of the permanent record of Respondents Connie Broesder and Shirley Felice and shall be considered by the Commission in determining the nature and severity of the disciplinary sanction to be imposed for any future license law violations by the Respondents.

Connie Broesder
Connie Broesder, Broker-Respondent

Judy A. Mason
Notary Public

Signed and Sworn to before me on the
16th day of January, 1985.



Shirley A. Felice
Shirley Felice, Salesperson-Respondent

George J. Felcott
Notary Public

Signed and Sworn to before me on the
16th day of January, 1985.

SEAL

Iowa Real Estate Commission

Mildred E. Elliott
Mildred E. Elliott, Chairperson

ATTEST:

Kenneth L. Smith
Kenneth L. Smith, Director

Accepted and Executed this 17th day of January, 1985.