

BEFORE THE IOWA REAL ESTATE COMMISSION
1920 SE HULSIZER
ANKENY, IOWA

In Re:)	Case No. 08-021
)	
Lora Bunn)	
406 East Main Street)	CEASE AND DESIST ORDER
State Center, Iowa 50247)	BY AGREEMENT
)	
Respondent)	

The Iowa Real Estate Commission (Commission) and Lora Bunn (Respondent), enter into this Cease and Desist Order by Agreement, pursuant to Iowa Code 543B.34 (2005) and I93E Iowa Administrative Code section 21.9.

1. The Respondent does not possess a license issued pursuant to Iowa Code chapter 543B and is therefore not authorized to practice real estate in the State of Iowa.

2. Iowa Code section 543B.3 provides that a real estate broker includes anyone who "[l]ists, offers, attempts, or agrees to list real estate for sale, exchange, purchase, rent, or lease" and/or "[a]ssists or **directs** in the procuring of prospects, intended to result in the sale, exchange, purchase, rental, or leasing of real estate." Unless expressly exempted, any person who provides real estate brokerage services in the State of Iowa must be licensed by the Commission. See Iowa Code §§ 543B.1, 543B.7 (2005).

3. The Commission received a complaint in January, 2008, alleging that the **Respondent** was unlicensed and acting as a property manager for multiple properties. The Commission's investigation revealed that while the Respondent does not refer to herself as a real estate licensee, she was found, by her own admission, to be actively soliciting responses from potential clients to contact her about available properties.

4.. The Commission is authorized by statute to commence legal proceedings to secure compliance with Iowa code section 543B.1. See Iowa Code §§ 543B.34, 543B.44, 543B.49.

5. The Commission has not previously found the Respondent to have acted in violation of Iowa Code section 543B.1. The Respondent acknowledges that she is prohibited from practicing real estate in the State of Iowa without a license issued pursuant to Iowa Code chapter 543B unless otherwise exempted by law. See Iowa Code § 543B.7 (2005) (acts excluded from provisions). The Respondent agrees that she will not in the future practice real estate in the State of Iowa without a license in violation of violate Iowa Code chapter 543B.

6. In view of the Respondent's lack of previous violations of law and her assurance of

future compliance with **chapter** 543B's licensure requirements, the Commission finds that informal resolution of this matter is appropriate.

7. The Respondent acknowledges and **agrees** that the Commission has jurisdiction over those actions by unlicensed persons that fall within the prohibitions described in Iowa Code section 543B.34. The Respondent further is cautioned that in the event of any **future** violations of Iowa Code chapter 543B, the Commission has the authority to seek an injunction in district court and/or to initiate a process to impose civil penalties against the Respondent pursuant to Iowa Code sections 543B.34, 543B.44 and 543B.49. Additionally, a violation of Iowa Code section 543B.34 is a simple misdemeanor, pursuant to Iowa Code section 543B.43.

IT IS THEREFORE ORDERED that as of the date this Cease and Desist Agreement is accepted by the Commission, the Respondent shall cease and desist from any future violation of Iowa Code chapter **543B**.

FOR THE RESPONDENT:

The Cease and Desist Agreement is voluntarily entered into by Lora Bunn on this 8th day of April, 2008. *For Any & All properties not owned by Red Barn / Garwin TRU LLC*
[Redacted Signature]
LORA BUNN, Respondent

State of Iowa)
County of Marshall)

Signed and sworn before me on this 8 day of April, 2008, by



[Redacted Signature]
Notary Public, State of Iowa
Printed Name: Becky Borota
My commission expires: 11-30-08

FOR THE COMMISSION:

[Redacted Signature]
JAMES E. HUGHES, Chair