

FILED 10/27/11 (Date)
IAR Appr Exam Board

**BEFORE THE IOWA REAL ESTATE APPRAISER EXAMINING BOARD
OF THE STATE OF IOWA**

Signature, Executive Officer

IN THE MATTER OF:)	
)	
Bessie S. Whitehead)	Case No. 11-15
CR02255)	
)	COMBINED STATEMENT OF
RESPONDENT)	CHARGES AND CONSENT ORDER

A. Statement of Charges

1. The Iowa Real Estate Appraiser Examining Board ("Board") has jurisdiction of this disciplinary matter pursuant to Iowa Code chapters 17A, 272C, and 543D (2011).

2. Respondent is a certified residential real estate appraiser in Iowa. She was issued Certificate No. CR02255 on February 7, 2002.

3. Certificate No. CR02255 is currently valid and in good standing, and is scheduled to expire on June 30, 2013.

4. The Board received a complaint in May 2011 raising questions about Respondent's compliance with USPAP in the development and reporting of an appraisal assignment. The Board submitted the appraisal to a Standard Three USPAP review. The appraisal review revealed multiple issues with appraisal methodology, accuracy, and adherence to USPAP standards of practice. The Board picked two additional appraisals from a log and submitted them to review. All appraisals revealed concerns about Respondent's compliance with USPAP standards.

5. Following investigation, the Board charges Respondent with (a) failure to adhere to appraisal standards in the development and communication of appraisals; (b) failure to exercise reasonable diligence in the development, preparation and communication of appraisals; and, (c) demonstrating negligence or incompetence in the development, preparation and communication of appraisals, in violation of Iowa Code sections 543D.17(1)(d), (e), and (f), and 543D.18(1) (2009, 2011), and 193F Iowa Admin. Code 7.2, 7.3(2)(c), (d), 7.3(6)(a), and 7.3(7)(a).

6. The Board and Respondent have agreed to fully resolve these charges through the following Consent Order, rather than proceed to contested case hearing.

7. The Respondent denies the allegations, but does agree to comply with the Consent Order to resolve disputed matters.

B. Settlement Agreement and Consent Order

8. Respondent has a right to a hearing on the charges, but waives Respondent's right to hearing and all attendant rights, including the right to seek judicial review, by freely and voluntarily entering into this Order.

9. This Consent Order constitutes discipline against the Respondent, and is the final agency order in the contested case, pursuant to Iowa Code section 17A.10 and 193 Iowa Administrative Code 7.4.

10. Respondent agrees the State's counsel may present this Order to the Board and may have ex parte communications with the Board while presenting it.

11. This Order shall be part of the permanent record of Respondent and shall be considered by the Board in determining the nature and severity of any future disciplinary action to be imposed in the event of any future violations.

12. This Combined Statement of Charges and Consent Order is a public record available for inspection and copying in accordance with the requirements of Iowa Code chapter 22 (2011).

13. Failure to comply with the provisions of this Order shall be grounds for further disciplinary action pursuant to Iowa Code section 272C.3(2)(a) (2011). However, no action may be taken against Respondent for violations of these provisions without a hearing, or waiver of hearing.

14. This Order is subject to approval of the Board: (a) If the Board fails to approve this Order, it shall be of no force or effect on either party, and it shall not be admissible for any purpose in further proceedings in this matter; (b) If the Board approves this Order, it shall fully dispose of all issues in this case.

IT IS THEREFORE ORDERED:

A. Education

1. Respondent shall successfully complete by May 1, 2012, the following courses, which shall be AQB approved qualifying courses, which Respondent may take in person or on-line, and may apply to her continuing education requirements for renewal:

a. A 15-hour, tested USPAP course. Respondent is cautioned that the 15-hour course will not satisfy the requirement that she complete a 7-hour USPAP update course for her 2013 renewal.

b. A 30-hour tested course entitled, "Residential sales comparison and income approaches."

c. A 15-hour tested course entitled, "Residential appraiser site valuation and cost approach."

2. Respondent shall forward to the Board a certificate of completion for each course within 10 calendar days of completion.

B. Logs and Desk Review

1. Within 90 days of completing all education, Respondent shall submit a log to the Board of all appraisals completed for the two month period after the completion of all education. The Board shall select two appraisals for review.

2. Section A provides the deadline within which education must be completed. Respondent is free to escalate the time frame by completing the education earlier than the deadline. Until Respondent has complied with all terms of the Consent Order she shall send the Board appraisal logs on the 10th day of each month for the prior month's appraisals.

3. The Board will retain a certified appraiser to complete Standard Three reviews on the appraisals selected for review. The Respondent shall provide the Board, within 10 days of request, five copies of the appraisals and associated work files, and the sum of \$300 to be paid by the Board to the retained appraiser.

4. The reviewing appraiser shall complete a comprehensive Standard Three review for each appraisal. The review shall be for facial compliance with USPAP. The reviewer will not perform inspections or warrant the accuracy of Respondent's work product, but will review work papers, calculations and any other documents reasonably needed. Along with appraisal reports and work files, Respondent shall provide the reviewing appraiser copies of all documents verifying the accuracy of factual representations in each appraisal. The reviewer may request additional information, if needed, such as documentation of paired sales analysis, documentation of support for site values, and the like. The costs associated with desk review are the responsibility of the Respondent, but are capped at the amounts noted in paragraph 3.

5. The reviewer shall prepare written comments on each appraisal's compliance with USPAP, and shall provide copies of the written comments to the Board and the Respondent.

6. At the next meeting following the Board's receipt of the two review appraisals, the Board shall enter an order indicating Respondent's full compliance with this Consent Order, or, if the desk review comments and

appraisals reveal significant USPAP violations, the Board shall defer final ruling and may order additional education or desk reviews, or other rehabilitative measures. No such order will be issued without affording Respondent reasonable notice and an opportunity to request hearing.

7. Respondent shall not supervise an associate appraiser or otherwise co-sign another appraiser's work as a supervisor until she has complied all terms of the Consent Order.

8. This settlement shall not preclude the Board from filing additional charges if one or more of the appraisals submitted for desk review demonstrate probable cause to take such an action. Respondent agrees Board review of desk review reports or appraisals subject to desk review shall not constitute "personal investigation" or otherwise disqualify a Board member from acting as a presiding officer in any subsequent contested case.

AGREED AND ACCEPTED:

The Respondent

Iowa Real Estate Appraiser Examining Board

[Redacted Signature]

[Redacted Signature]

Bessie S. Whitehead

Chair

9-27-2011
Date

10/27/2011
Date

BEFORE THE IOWA REAL ESTATE APPRAISER EXAMINING BOARD
OF THE STATE OF IOWA

IN THE MATTER OF:)
)
) Case No. 11-15
Bessie S. Whitehead)
CR02255)
) AMENDED AMENDMENT TO
) COMBINED STATEMENT OF
) CHARGES AND CONSENT ORDER
RESPONDENT)

The Iowa Real Estate Appraiser Examining Board and Respondent agree to amend the Combines Statement of Charges and Consent Order entered October 27,2011 as follows:

1. The Respondent has not yet complied with the terms and conditions of the Board's October 27, 2011 Order. She is not in violation of the Order, but has expressed the desire to retire from the practice rather than complete the terms of the Order.
2. The Respondent's certificate is scheduled to expire on June 30, 2013.
3. Respondent hereby voluntarily surrenders her certificate. In addition to the administrative requirements to reinstate a certificate in the future, Respondent understands she will need to fully comply with the Consent Order as a condition of any future reinstatement.
4. With Respondent's retirement from the practice, the Board closes the case.

AGREED AND ACCEPTED:

The Respondent Iowa Real Estate Appraiser Examining Board

[Redacted Signature Area]

Bessie S. Whitehead

James Kesterson, Chair

8-23-12
Date

9-25-12
Date