

**IN THE STATE OF MISSISSIPPI**  
**BEFORE THE MISSISSIPPI REAL ESTATE COMMISSION**

**MISSISSIPPI REAL ESTATE COMMISSION**

**COMPLAINANT**

**VS.**

**NO. 30-1805**

**CHARLOTTE A. COPELAND, BROKER;  
KARLA MARTIN, SALESPERSON, AND  
JOANNE ROPER, SALESPERSON**

**RESPONDENTS**

**AGREED ORDER**

This cause came before the Mississippi Real Estate Commission (sometimes hereinafter “Commission”) pursuant to authority of Miss. Code Ann. §73-35-1, et seq. on a formal complaint brought against Respondents Charlotte A. Copeland, Broker, Karla Martin, Salesperson, and Joanne Roper, Salesperson. Prior to a hearing before the Commission, it was announced that an agreement was reached as to the resolution of the matters alleged and any disciplinary actions that may be imposed upon the Respondents. This agreement is for a suspension of license in lieu of further disciplinary proceedings. By entering into this Agreed Order, the signing Respondents waive their individual right to a hearing with full due process and their individual right to appeal. Having reached an agreement on this matter, the Commission issues its Findings of Fact, Conclusions, and Disciplinary Order as follows:

## I.

Respondent Charlotte A. Copeland, Broker, sometimes hereinafter “Respondent” or “Copeland” is an adult resident citizen of Mississippi whose last known address of record with the Commission is 110 North Union Street, Post Office Box 1332, Natchez, Mississippi 39121. Respondent Copeland is the holder of a real estate broker’s license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, *et seq.*, as amended and, as such, she is subject to the provisions, rules, regulations and statutes governing the management, sale and transfer of real estate and licensing of real estate brokers under Mississippi law. At all times relevant to this Complaint, Respondent Copeland was the principal and responsible broker for Century 21 River Cities Realty and Salespersons Karla Martin and Joanne Roper.

## II.

Respondent Karla Martin, Salesperson, sometimes hereinafter “Respondent” or “Martin” is an adult resident citizen of Louisiana whose last known address of record with the Commission is 171 Bob Clayton Rd., Clayton, Louisiana, 71326 and who is licensed under Respondent Charlotte Copeland, Century 21 River Cities Realty, 110 North Union Street, Post Office Box 1332, Natchez, Mississippi 39121. Respondent Martin is the holder of a non-resident real estate salesperson’s license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, *et seq.*, as amended and, as such, she is subject to the provisions, rules, regulations and statutes governing the management, sale and transfer of real estate and licensing of real estate salespersons under Mississippi law.

### III.

Respondent Joanne Roper, Salesperson, sometimes hereinafter “Respondent” or “Roper” is an adult resident citizen of Mississippi whose last known address of record with the Commission is 110 North Union Street, Post Office Box 1332, Natchez, Mississippi 39121. Respondent Roper is the holder of a real estate salesperson’s license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, *et seq.*, as amended and, as such, she is subject to the provisions, rules, regulations and statutes governing the management, sale and transfer of real estate and licensing of real estate salespersons under Mississippi law.

### IV.

On or about May 8, 2018, the Commission received a sworn statement of complaint from Addie Mills, sometimes hereinafter “Complainant” or “Mills.” Mills complained she had leased a property located at 21 Nottaway Trail, Natchez, Mississippi through the services of Respondent Copeland’s brokerage, Century 21 River Cities Realty. The Nottaway Trail property was an asset of the Estate of Jesus Martinez and listed for sale but authorized for rental by Order of the Chancery Court of Adams County on or about November 3, 2017. The property was shown to Mills by Respondent Joanne Roper, a salesperson with Century 21 River Cities Realty.

**V.**

The subject property had been vacant for a period of time before Mills leased it through Respondent Copeland's brokerage as agent for the Estate of Jesus Martinez. Mills entered into a lease for the property beginning November 11, 2017 at \$2,000.00 per month with a one (1) year term.

**VI.**

As a threshold complaint, Mills complained that Respondents had failed to properly inspect the property for unsafe conditions prior to leasing, including mold infestation and a natural gas leak. Mills complained she suffered health problems as a result. Additionally, Mills complained that Respondents had failed to make repairs that had been promised upon leasing the property and for problems that were discovered thereafter.

**VII.**

Upon receipt of Mills' sworn complaint, the Commission initiated its investigation of Mills' allegations. The Commission obtained a response and documentation from Respondent Copeland and additional documents and responses from Mills.