



Mississippi Real Estate Commission

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OFFICIAL LETTER OF REPRIMAND

December 6, 2018

Re: MREC case # 056-1810

MREC v. Douglas Maselle, Principal Broker & Tiffany Wade, Salesperson

Dear Mr. Maselle:

The Mississippi Real Estate Commission has concluded its investigation in the matter of the above referenced case. The Legal Counsel and the Investigative Staff of the Real Estate Commission believe that the information obtained during the investigation of this complaint is sufficient to show that you are in violation of Rule 3.1 of the Mississippi Real Estate Commission Rules and Regulations regarding the required supervision of the activities of salespersons under your broker's license. The Exclusive Rights to Sell document for this transaction includes pages from two different versions. Consequently, does not contain all of the paragraphs, specifically paragraph 9. Additionally, page 2 has only the signature of the Seller (client) and with no date.

Rule 3.1 General Rules

A. It shall be the duty of the responsible broker to instruct the licensees licensed under that broker in the fundamentals of real estate practice, ethics of the profession and the Mississippi Real Estate License Law *and to exercise supervision of their real estate activities for which a license is required.*

Rule 3.2 Documents

A. A real estate licensee shall immediately (at the time of signing) deliver a true *and correct copy* of any instrument to any party or parties executing the same.

B. All exclusive listing agreements shall be in writing, properly identify the property to be sold, and contain all of the terms and conditions under which the transaction is to be consummated; including the sales price, the considerations to be paid, *the signatures of all parties to the agreement*, and a definite date of expiration. No listing agreement shall contain any provision requiring the listing party to notify the broker of their intention to cancel the listing after such definite expiration date. An "Exclusive Agency" listing or "Exclusive Right to Sell" listing shall clearly indicate in the listing agreement that it is such an agreement.

This Official Letter of Reprimand will be placed in your file to become a part of your permanent record. You should take every precaution to familiarize yourself with the Real Estate Brokers License Act of 1954, as Amended, and the Administrative Rules and Regulations of the Real Estate Commission in order to avoid a serious violation which might affect the status of your license.

If you have any questions pertaining to this matter, please contact the Commission.



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Robert E. Praytor

Administrator
Mississippi Real Estate Commission