

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

MISSISSIPPI REAL ESTATE COMMISSION

COMPLAINANT

VS.

NO. 026-1804

**NATILYN C. MORRIS, PRINCIPAL BROKER
and MS HOME PLACE, LLC**

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 Natilyn C. Morris, Principal Broker, and MS Home Place, LLC. 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 Respondent, Natilyn C. Morris Broker. By entering into this Agreed Order, Respondent Natilyn C. Morris waives her right to a hearing with full due process and the right to appeal any adverse decision resulting from that hearing. Having reached an agreement on the matter, the Commission issues its Findings of Fact, Conclusions, and Disciplinary Order as follows:

I.

Respondent, Natilyn C. Morris, sometimes hereinafter "Respondent Morris" or "Morris," is an adult resident citizen of the State of Mississippi whose last known address of record with the Commission is 405 Briarwood Dr., Ste. 107F Jackson, MS 39211. Morris has been an owner and responsible broker for MS Home Place, LLC. Respondent Morris is the holder of a real estate broker's license issued by the Commission pursuant to §§73-35-1, *et seq.*, M. C. A. (1972), as amended, and, as such, she is subject to the provisions, rules, regulations and statutes governing the licensing, sale and management of real estate under Mississippi law.

II.

Respondent, MS Home Place, LLC, sometimes hereinafter "Respondent Home Place" is a Mississippi limited liability company with its principal place of business now at 198 Charmont Dr., Ste. 3 Office 1 in Ridgeland, MS 39157. Respondent Home Place is a real estate company with license issued by the Commission pursuant to §§73-35-1, *et seq.*, M. C. A. (1972), as amended, and, as such, it is subject to the provisions, rules, regulations and statutes governing the licensing, sale and management of real estate under Mississippi law. At all times relevant to the allegations in this Complaint, Respondent Natilyn C. Morris was an owner and responsible broker for Respondent MS Home Place, LLC.

III.

On April 16, 2018 the Commission received a sworn statement of complaint from Clarence Ward, of Tacoma WA. His complaint was made against Natilyn C. Morris, then a salesperson with Neighbor Homes, LLC under broker John D. Ketchum. Respondent Morris is now the principal broker of MS Home Place LLC, which was originally located at 405 Briarwood Dr. Ste 107F, Jackson MS 39211. Ward was the owner of a rental property located at 410 Bogey Cove, Jackson, MS. In 2016, Ward's then property manager was downsizing operations and referred Respondent Morris to Ward to take over Ward's rental business. On 4/1/16, Ward entered into a property management agreement with Respondents Morris and MS Home Place. On the date this was done, however, Morris was but a salesperson then working at a brokerage firm licensed as Neighbor House, LLC, under principal broker John D. Ketchum. Ketchum was not aware of this property management activity involving salesperson Morris and the Complainant, Ward, and Morris' actions with Ward were not processed through Ketchum's brokerage firm, contrary to Commission Rule 3.1(B).

IV.

MS Home Place, LLC was formed on 2/12/16 by Respondent Morris. However, MS Home Place, LLC was not granted a real estate business license by the Commission until 4/5/17. As such, MS Home Place, LLC was operated by Respondent Morris as a real estate brokerage firm without a company license for a year, contrary to M. C. A. §73-35-1. Additionally, Morris, who only later received her broker license from this Commission on 3/21/17, operated this brokerage company for a year without herself possessing a broker's license.