



Mississippi Real Estate Commission

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MISSISSIPPI REAL ESTATE COMMISSION

COMPLAINANT

VS.

NO. 04-1901

TOM SMITH, BROKER

RESPONDENT

OFFICIAL LETTER OF REPRIMAND

March 19, 2019

Greetings:

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 determined that the information obtained during the investigation of this complaint is sufficient to show that your actions were contrary to M.C.A. §73-35-21(d) in that the Principal Broker, Tom Smith, of Tom Smith Land & Homes, made misrepresentations regarding the qualifications of various licensees in his brokerage firm. The Commission reviewed and verified the licensing status of all licensees under Broker Tom Smith and found that Tom Smith Land & Homes claimed on its website that most of the residential agents were associate brokers, which is contrary to fact. Further, according to the Tom Smith Land & Homes website, the firm has (32) licensed agents, nine of which are associate brokers and (22) salespersons. The Commission found that every associate broker, except for Ellen Smith, is primarily a land broker and that almost all of the residential agents are salespersons, not associate brokers. The Commission also determined that the claim that most of the firm's land agents are "Accredited Land Consultants" was also contrary to fact and that a review of the Realtors Land Institute website shows that, besides Tom Smith, the firm has but two land agents who carry the ALC designation.

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.



Robert E. Praytor

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