

**BEFORE THE OKLAHOMA REAL ESTATE APPRAISER BOARD
STATE OF OKLAHOMA**

IN THE MATTER OF FRANCES HARPER,)
And EDDIE R. PETERS,)
Respondents,)
Disciplinary Hearing) Complaint No. 04-021

CONSENT ORDER

This Order is an agreement between **EDDIE PETERS**, Respondent, and the Oklahoma Real Estate Appraiser Board. Respondent is represented by the law firm of K. Ellis Ritchie and the Board is represented by Sue Wycoff, in her capacity as Prosecutor for the Board.

The Respondent and the Board hereby agree to the following Findings of Fact, Conclusions of Law and Agreed Settlement. The Respondent has been advised of his rights to contest the allegations against him, to cross-examine witnesses, and to present witnesses and evidence in his defense. The Respondent hereby knowingly and voluntarily waives these rights.

AGREED FINDINGS OF FACT

The Board and the Respondent agree to the following Agreed Findings of Fact in settlement of this matter:

1. That on or about December 2, 2003, Frances Harper conducted an appraisal of the property located at 11978 S. 45th St. E in Muskogee, Oklahoma, prepared a report of that appraisal, and submitted that report to Great Plains Mortgage Company, 4815 S. Harvard, Suite 625, Tulsa, OK 74135.
2. That in the above-referenced appraisal report, Frances Harper stated that the appraisal was a Limited Appraisal, i.e. one “performed under and resulting from invoking the Departure Rule”, yet she did not “clearly identify and explain the departure[s]” as required by the Departure Rule. In addition, Respondent Harper stated that the report was a restricted report, but did not state in the report to the mortgage company client what the intended use of the report was.
3. That Frances Harper’s appraisal report contained numerous errors, including misreporting the value of a transaction on one of the comparables selected, misreporting the address of the subject property, and misreporting the size of the property of the two other comparables selected.

5. That Ms. Harper failed to identify herself as a trainee appraiser on the report.
6. That Respondent Eddie R. Peters had filed with the Board, on June 27, 2003, an REA Form 8, which reported that a supervisory relationship existed between Frances Harper and Respondent.
7. That in the aforementioned REA Form 8, Respondent agreed that he was responsible to the Board for the professional actions of the trainee Harper, that he would undertake active, diligent and personal supervision of the trainee appraiser Harper, and that he would sign the trainee appraiser's reports.
8. That by signing the aforementioned REA Form 8, Respondent Peters was charged with knowledge of the responsibilities and duties of a supervisory appraiser as provided in Oklahoma law.
9. That Respondent Eddie R. Peters signed the Appraiser's Certification page on the December 2, 2003 appraisal report, as Supervisory Appraiser, thus assuming ultimate responsibility for the appraisal and the appraisal report.

AGREED CONCLUSIONS OF LAW

The Board and Respondent agree to the following Agreed Conclusions of Law:

That Respondent's conduct as described above violates the following provisions of law:

1. 59 O. S. Sec. 858-723, in that Respondent failed to adequately supervise, Trainee Appraiser Francis Harper and therefore failed to comply with the terms of the REA Form 8 and the other responsibilities and duties of a supervisory appraiser as provided by Oklahoma law.
2. 59 O.S. §858-723(A)(6).
3. 59 O.S. § 858-723 A.13.

AGREED SETTLEMENT

Based on the foregoing, the Board and Respondent consent to the issuance of the following Order in settlement of this matter:

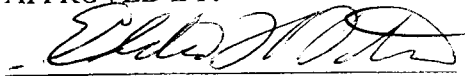
1, That as a result of the desire to avoid continued litigation, Respondent Eddie Peters and the Board have entered into this Consent Order containing these Findings of Fact and Conclusions of Law;

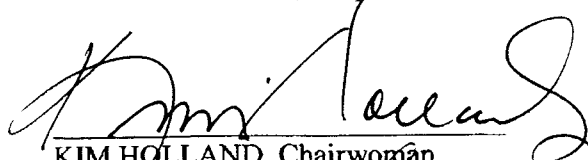
2. That Respondent Eddie Peters and the Board agree to waive any appeals of this Order, and the execution of this Consent Order shall constitute a final decision effective upon filing with the Board;

3 That Respondent Eddie Peters and the Board agree that Respondent's license as a certified general appraiser, number 10577CGA, shall be suspended for a period of thirty (30) days. During this thirty day period, Respondent shall not perform or sign any appraisals or appraisal reports. The thirty day period will commence on the date the Board receives Respondent's surrendered license; Respondent shall surrender his license immediately upon receipt of this executed and filed Consent Agreement. The Board will inform Respondent of the date it receives his surrendered license. During the thirty day period the conditions set out in OAC 600:15-1-15 shall apply, except that, due to the short duration of the suspension, the notice required in 600:15-1-15(b) will not be required.


IT IS SO ORDERED on this 5TH day of APRIL ~~February~~, 2006.

APPROVED BY:

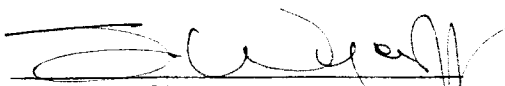

EDDIE R. PETERS, Respondent


KIM HOLLAND, Chairwoman,
Oklahoma Real Estate Appraiser Board

4.11.06


JOANN STEVENSON, Asst. Attorney
General, Counsel to the
Oklahoma Real Estate Appraiser Board

4/11/06


SUE WYCOFF, Prosecutor,
Oklahoma Real Estate Appraiser Board

4/11/06

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CERTIFICATE OF MAILING

I, George R. Stirman III, hereby certify that a true and correct copy of the above and foregoing Board's Decision on Disciplinary Hearing Panel Recommendation was mailed by certified mail, return receipt requested, on the 12th day of April, 2006 to:

Eddie R. Peters
c/o The Ritchie Law Firm
PO Box 246
Pryor, OK 74362

**CERTIFIED NUMBER
7001 0320 0004 0219 7970**

and that copies were mailed by first class mail to:

Moore and Vernier, Attn: Sue Wycoff, 301 NW 63rd, Ste 550, Oklahoma City, OK 73116
Mark A. Franklin, Hearing Panel Member, 4334 NW Expressway, Ste 209, Oklahoma City, OK 73116;
Patrick O. Glenn, Hearing Panel Member, 2723 NW 50th, Oklahoma City, OK 73112;
Richard E. Grace, Hearing Panel Member, PO Box 3579, Shawnee, OK 74802;
John R. Gurley, Alternate Panel Member, 101 S. D, Blackwell, OK 74631; and
Joann Stevenson, Asst Atty General, 4545 N Lincoln Blvd, Ste 260, Oklahoma City, OK 73105.



GEORGE R. STIRMAN III, Director
Real Estate Appraiser Board