

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

IN THE MATTER OF MICHAEL R. BOUNDS,            )    CREDENTIALING MATTER NO. 09-120  
  )      
  )    Respondent.

**BOARD’S ORDER AS TO  
NOTICE TO APPEAR AND ORDER TO SHOW CAUSE**

NOW ON THIS 4th day of December, 2009 the above-numbered and entitled cause came on for hearing before the Oklahoma Real Estate Appraiser Board (the “Board”) pursuant to the Board’s Notice to Appear and Order to Show Cause issued to Michael R. Bounds (the “Applicant”) dated October 19, 2009. Michael R. Bounds appeared on his own behalf and Bryan Neal, Assistant Attorney General, appeared on behalf of the Board.

The Board, after considering all evidence and argument, including, but not limited to, the Sworn Affidavit of George R. Stirman, III, Board Director, and the Applicant’s Application for Real Estate Appraiser Trainee Credential, and being fully advised thereto, hereby makes the following Findings of Fact:

This Order is issued pursuant to the Oklahoma Certified Real Estate Appraiser Act, Title 59 Section 858-700 *et seq.* of the Oklahoma Statutes.

**FINDINGS OF FACT**

After hearing all the evidence received and presented and upon due consideration thereof, the Board finds by clear and convincing evidence that:

1. On October 5, 2009 the Applicant filed an Application for Real Estate Appraiser Trainee Credential.
2. The Applicant stated on page 3 of 6 of his Application that he completed the National USPAP course, Course No. 600 on August 29, 2008 for 15 hours of credit. In the very next section of his Application he again stated that he completed the National USPAP course on August 29, 2008 for 30

hours of credit. As supporting documentation, the Applicant attached the course completion certificates for these courses, one of which had been altered by hand to reflect Course No. 601 (Basic Appraisal Principles) for 30 hours of credit.

3. The Applicant did not enclose the appropriate REA-8 Form, Report of Supervisory Relationship, as required by the Board's Rules at OAC 600:10-1-4(e).

4. The Applicant executed the Oath on page 6 of the Application including the following sworn statements: "... I have read the within and foregoing application and that the answers supplied by me therein, including but not limited to those related to my experience and education, and all supporting documents attached, are true and correct to the best of my knowledge and belief" and " I understand and acknowledge that an intentional misstatement of any fact required to be disclosed on this application constitutes a violation of the Oklahoma Certified Real Estate appraiser's Act and shall be cause for refusal or revocation of this certification."

5. During the hearing the Applicant testified under oath that he attended all three required pre-licensing courses taught by Janet Braswell of the American Institute of Real Estate Education, and that he only altered the certificate upon the advice of his instructor who advised him that she printed the wrong certificate in error.

6. Janet Braswell, the Applicant's instructor, testified under oath that she inadvertently printed the wrong certificate and advised Mr. Bounds to cross through and re-write the course number and hours in order to signify the appropriate credit. Ms. Braswell testified that Mr. Bounds completed the entire 75 hours of education covering the three pre-Trainee licensing classes, Course Nos. 600, 601 and 602 and the printing of the wrong certificate and that her advice to alter the document were her errors and not those of the Applicant.

#### CONCLUSIONS OF LAW

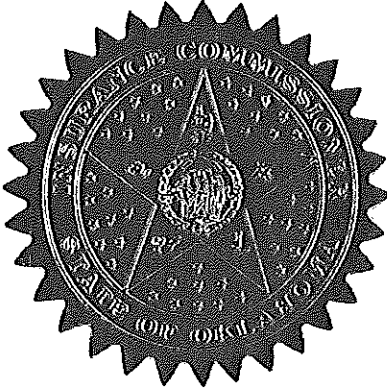
1. The Board has jurisdiction to hear this matter pursuant to title 59 Sections 858-700 et seq. of the Oklahoma Statutes.

2. Submission of a false statement in, and an altered document in support of, an Application for Real Estate Appraiser Trainee Credential, is a violation of 59 O.S. Sections 858-723(C)(1), and 59 O.S. Section 858-717.

**ORDER**

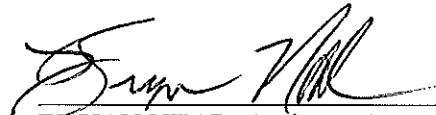
IT IS THEREFORE ORDERED by the Oklahoma Real Estate Appraiser Board that upon receipt of an amended Application for Real Estate Appraiser Trainee Credential, including an accurate course completion certificate for Course No. 601, Basic Appraisal Principles, as well as a completed REA-8 Form, Report of Supervisor Relationship, that the Applicant's Application shall be approved. Additional application fees are not required.

IT IS SO ORDERED on this 4<sup>th</sup> day of December, 2009.



  
KIM HOLLAND, Chairperson  
Real Estate Appraiser Board

APPROVED AS TO FORM

  
BRYAN NEAL, Assistant Attorney General

**CERTIFICATE OF MAILING**

I, Christine McEntire, hereby certify that a true and correct copy of the above and foregoing Board's Order as to Notice to Appear and Order to Show Cause was mailed postage prepaid by certified mail with return receipt requested on this 15<sup>th</sup> day of December, 2009 to:

**MICHAEL R. BOUNDS**  
1109 Westminster Lane  
Yukon, Oklahoma 73099

7008 3230 0000 8455 3653

and that copies were mailed to:

**ATTORNEY GENERAL'S OFFICE**  
Attn: Bryan Neal  
313 N.E. 21<sup>st</sup> Street  
Oklahoma City, Oklahoma 73105

  
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**CHRISTINE M. McENTIRE**, Legal Secretary