FILED
NOV 06 2026
Real Estate Appraiser Board
State of Oklahoma

BEFORE THE REAL ESTATE APPRAISER BOARD
STATE OF OKLAHOMA

In the Matter of Steven B. Brittingham, Disciplinary Proceeding,	)	Complaint No. 25-037
Respondent.	)	

BOARD'S DECISION ON ACCEPTANCE OF AFFIDAVIT OF VOLUNTARY SURRENDER IN LIEU OF DISCIPLINARY PROCEEDINGS

ON THE 6th day of November 2026, the above numbered and entitled cause came on for hearing before the Oklahoma Real Estate Appraiser Board (the "Board"). The Board was represented by its counsel, Bryan Neal, Assistant Attorney General. Respondent appeared not. On the 30th day of October, 2026, Respondent filed with the administrative office of the Board a properly executed Affidavit of Surrender of Appraiser Credential in Lieu of Disciplinary Proceedings (the "Affidavit") dated October 30, 2026. The contents of the Affidavit are incorporated herein by reference, and the Affidavit is attached hereto as Exhibit A.

The Board, being fully advised in this matter, makes the following Order:

JURISDICTION

1. That the Oklahoma Real Estate Appraiser Board has jurisdiction of this cause, pursuant to the provisions of the Oklahoma Real Estate Appraiser Act, 59 O.S. § 858-700 *et seq.*

2. That the Respondent is a Certified Residential Real Estate Appraiser in the State of Oklahoma holding credential number 13369CRA.

ORDER

The Board accepts the Voluntary Surrender of Appraiser Credential in Lieu of Disciplinary Proceedings under the terms and conditions set forth by paragraphs 1 through 17, inclusive, of the Affidavit.

IT IS SO ORDERED this 6th day of November 2026.

Aaron Emerson

AARON S. EMERSON, VICE CHAIRPERSON
REAL ESTATE APPRAISER BOARD

APPROVED AS TO FORM:

BRYAN NEAL, ASST ATTY GENERAL

IT IS SO ORDERED this 6th day of November 2026.

AARON S. EMERSON, VICE CHAIRPERSON
REAL ESTATE APPRAISER BOARD

APPROVED AS TO FORM:

BRYAN NEAL, ASST ATTY GENERAL

CERTIFICATE OF MAILING

I, Kelly Ann Reynolds, hereby certify that a true and correct copy of the above and foregoing Board's Decision on Acceptance of Affidavit of Voluntary Surrender in Lieu of Disciplinary Proceedings was mailed by certified mail, return receipt requested, on the 12th day of November 2026 to:

Steven B. Brittingham — 9214 8902 0982 7500 0802 91
PO Box 831
Durant, OK 74702-0831

and that copies were mailed by first class mail to:

Bryan Neal, Asst. Atty. General
OFFICE OF THE ATTORNEY GENERAL
313 NE 21st St
Oklahoma City, OK 73105

D. Ty Mowdy
OFFICE OF THE ATTORNEY GENERAL
313 NE 21st St
Oklahoma City, OK 73105

Kelly Ann Reynolds

BEFORE THE REAL ESTATE APPRAISER BOARD
STATE OF OKLAHOMA

In the Matter of STEVE B. BRITTINGHAM,)
) Complaint # 25-037
Respondent.)

AFFIDAVIT OF VOLUNTARY SURRENDER OF APPRAISER CREDENTIAL IN LIEU OF DISCIPLINARY PROCEEDINGS

I, Steve B. Brittingham, being of lawful age, swear and affirm under penalty of perjury, that:

1. I hold an appraiser credential as a certified residential appraiser in the State of Oklahoma, holding certificate number 13369CRA.

2. I desire to surrender my appraisal credential.

3. I am freely and voluntarily surrendering my appraisal credential.

4. In surrendering my credential, I am not subject to any duress or coercion.

5. I am aware that Oklahoma Real Estate Board Complaint Number 25-037 is pending against me.

6. The contents of the above complaint and the contents of the investigative or disciplinary file of the above pending complaint are incorporated herein by reference.

7. I am aware that the allegations set forth in the above pending complaint, if proven, would constitute violations of the Oklahoma Real Estate Appraiser Act and/or the rules promulgated pursuant thereto, for which I could subject to be discipline by the Board, up to and including revocation of my appraiser credential.

8. **I am fully aware of my rights to contest the allegations pending against me. These rights include: representation by an attorney at my own expense; the right to a public hearing on any charges or allegations filed; the right to confront and cross-examine witnesses called to testify against me; the right to present evidence on my own behalf; the right to compulsory process to secure attendance of such witnesses; the right to testify on my own**



behalf; the right to receive written findings of fact and conclusions of law supporting the decision on the merits of a complaint and the right to obtain judicial review of the Board's decision. In exchange for the Board's acceptance of the surrender of my appraiser credential, I voluntarily waive all of these rights.

9. I am aware that surrender of my credential shall not become effective until it has been approved by a majority of the Board.

10. I acknowledge this affidavit shall be presented to the Board with a recommendation from Board staff at the next available scheduled meeting of the Board.

11. I understand that the Board is free to accept or reject my surrender of my credential and, if rejected by the Board, a formal disciplinary hearing on the above pending matters may be held.

12. I understand that if the surrender is not accepted by the Board, it shall be regarded as null and void. Any admissions I make in this affidavit will not be regarded as evidence against me in the subsequent disciplinary hearing. I will be free to defend myself and no inferences will be made from my willingness to submit this affidavit.

13. I understand and agree that neither the presentation of this affidavit nor the Board's consideration of this affidavit will be deemed to have unfairly or illegally prejudiced the Board or its individual members and therefore will not be grounds for precluding the Board or any individual Board member from further participation in proceedings related to the matters set forth in this affidavit.

14. I understand and agree that should the Board accept my surrender of my appraiser credential that:

a. I cannot be identified as a Trainee, State Licensed, State Certified Residential or State Certified General Appraiser; and

b. All reference(s) to certification/licensure must be immediately removed from all letterheads, business cards, appraisal report covers and other printed materials under my reasonable control.

15. **I hereby submit my real estate appraiser credential and pocket card as evidence intent to surrender my license.**

16. I understand and agree that should the Board accept my surrender of my appraiser credential, I cannot and will not apply for reinstatement for a period of at least five (5) years.

17. I further state that I do not hold a license, certificate or credential as an appraiser in another jurisdiction.

FURTHER AFFIANT SAYETH NOT.

Signed: _____
(Signature of individual surrendering credential)

STATE OF OKLAHOMA)
) ss.
COUNTY OF Bryan)

Subscribed and sworn to before me this 3rd day of November, 2026.

_____
Notary Public

My Commission expires:
4/14/2028

My Commission Number is: 08004213

SHEMBRA WILSON NOTARY # 08004213 PUBLIC STATE OF OKLAHOMA

ACCEPTED:

Jenelle LePoint, Board Secretary
Oklahoma Real Estate Appraiser Board

Bryan Neal, OBA No. 6590
Assistant Attorney General
Oklahoma Office of the Attorney General
313 N.E. 21st Street
Oklahoma City, Oklahoma 73105