

BEFORE THE IOWA REAL ESTATE COMMISSION
1918 S.E. HULSIZER
ANKENY, IOWA

IN RE:)	CASE NUMBER: 90-033
)	
Lockard Realty Company (F01776))	
Firm)	
)	INFORMAL SETTLEMENT
Mildred Rekward (B08088))	
Broker)	
)	
901 Black Hawk Road)	
Waterloo, Iowa 50701)	

Pursuant to Iowa Code Section 17A.10(1989) and 193E Iowa Administrative Code Section 4.12(117), this Informal Settlement is entered into between Lockard Realty Company and Mildred Rekward and the Iowa Real Estate Commission (Commission). The parties agree as follows:

STIPULATED STATEMENT OF FACTS

1. The Commission has jurisdiction of this matter under Iowa Code Chapters 17A, 117, and 258A(1989) as well as the administrative rules found in Chapter 193E of the Iowa Administrative Code.
2. Lockard Realty Company is, and was at all times during the following events, a licensed Real Estate Corporation. Their license number is F01776.
3. Mildred Rekward is, and was at all times during the following events, a licensed Real Estate Broker. Her license number is B08088. Mildred Rekward is the Broker in Charge of Lockard Realty Company.
4. Iowa Administrative Code Section 117.46(1) states:

"Each real estate broker shall maintain a common trust account in a bank, a savings and loan association, savings bank, or credit union for the deposit of all down payments, earnest money deposits, or other trust funds received by the broker or the broker's salespersons on behalf of the broker's principal, except that a broker acting as a salesperson shall deposit these funds in the common trust account of the broker for whom the broker acts as salesperson. The account shall be an

90-033

interest-bearing account. The interest on the account shall be transferred quarterly to the treasurer of state and deposited in the title guaranty fund and used for public purposes and the benefit of the public pursuant to section 220.91 unless there is a written agreement between the buyer and seller to the contrary. The broker shall not benefit from interest received on funds of others in the broker's possession."

5. Iowa Administrative Code Section 1.27(1)(2) states in relevant part:

"1. All money belonging to others and accepted by the broker or the broker's salesperson on the sale, purchase or exchange of real property located in the state of Iowa shall no later than the next banking day after acceptance of the offer be deposited in one or more interest-bearing checking accounts separate from the money belonging to the broker, except for funds deposited to cover bank service charges as specified in Iowa Code Section 117.46. The name of the separate account(s) shall be identified by the word 'trust'."

"2. Unless there is a written agreement between a buyer and a seller to the contrary, the interest on the account shall be transferred quarterly to the state. The beginning of the first quarter is July 1, 1985. The broker may have the depository remit the interest directly, or the broker may remit the interest, but in either case, it will be the responsibility of the broker to see that the interest is remitted. The amount to be remitted to the state will be the net of interest earned less any service charges directly attributable to the requirement of maintaining an interest-bearing account and of remitting the interest to the state. If the interest is remitted by the broker, the broker shall include with the remittance a copy of the applicable bank statement(s)."

6. Iowa Administrative Code Section 4.40(117) provides a list of violations for which civil penalties may be imposed. Within that list are the following:

4.40(6) j. Failing to deposit trust funds in interest-bearing account in accordance with Iowa Code section 117.46.

4.40(6) k. Failing to account for and remit to the State accrued interest due in accordance with Iowa Code Section 117.46.

7. The trust account of Lockard Realty Company was not interest bearing from July 1, 1985 to March 31, 1986.

8. During that period of time, Lockard Realty Company was engaged in the Real Estate Business and handling client funds through their trust account. Had the account been interest-bearing, interest would have accrued to the State's benefit.

9. No interest was remitted to the State for that period.

10. Accordingly, Lockard Realty Company and Mildred Rekwad violated Iowa Code Sections 117.46(1)(1989) as well as 193E Iowa Administrative Code Sections 1.27(1)(2) and 4.40(6) j, k.

11. Lockard Realty Company and Mildred Rekwad have taken corrective action by remitting interest in the amount of \$225.64 to the State of Iowa. This is the amount which would have accrued in the trust account had it been interest-bearing.

AGREED ORDER

By agreement it is therefore ORDERED, ADJUDGED, and DECREED by the Iowa Real Estate Commission as follows:

1. Lockard Realty Company has the right to a hearing on this matter, but waives their right to a hearing and all attendant rights by freely entering into this Informal Settlement.

2. Mildred Rekwad has the right to a hearing on this matter, but waives her right to a hearing and all attendant rights by freely entering into this Informal Settlement.

3. Lockard Realty Company erred by failing to maintain an interest-bearing trust account and by failing to remit the interest or see that the interest was remitted to the State on a quarterly basis.

4. Lockard Realty Company agrees to abide by these provisions in the future.

5. Mildred Rekwart erred by failing to maintain an interest-bearing trust account and by failing to remit the interest or see that the interest was remitted to the State on a quarterly basis.

6. Mildred Rekwart agrees to abide by these provisions in the future.

7. This Informal Settlement shall be made part of the permanent record of Lockard Realty Company and shall be considered by the Commission in determining the nature and severity of the disciplinary action to be imposed for any future license law violations by the firm.

8. This Informal Settlement shall be made part of the permanent record of Mildred Rekwart and shall be considered by the Commission in determining the nature and severity of the disciplinary action to be imposed for any future license law violations by the broker.

9. Failure to comply with the provisions of this agreed order shall be considered prima facie evidence of a violation of Iowa Code Sections 117.29(3) and 117.34(2)(1989). However, no action may be taken against any licensee without a hearing as provided for in Iowa Code Section 117.35(1989).

10. The within settlement is subject to the approval of the Commission and if the Commission fails to approve this settlement, it shall be of no force or effect on either the Commission or the licensee, and it shall not be admissible for any purposes at any further proceedings in this matter.

FOR THE FIRM:

Dated this 11th day of March, 1991.

[Redacted Signature]

Lockard Realty Company

Signed and sworn to before me this 11th day of March, 1991.

[Redacted Signature]

Notary Public, State of Iowa

FOR THE BROKER:

Dated this 11th day of March, 1991.

[Redacted Signature]

Mildred Rekward

Signed and sworn to before me this 11th day of March, 1991.

[Redacted Signature]

Notary Public, State of Iowa

FOR THE COMMISSION:

Signed this 22 day of April, 1991.

[Redacted Signature]

E. Joe Ann Lutz, Chairperson

Executed this 22 day of April, 1991.

[Redacted Signature]

Roger L. Hansen
Executive Secretary