
REAL ESTATE BOARD
MINUTES OF MEETING

September 04, 2025

The Real Estate Board met at the Department of Professional and Occupational Regulation, 9960 Mayland Drive, Richmond, Virginia. The members indicated below were present. All members present were qualified to vote, except where a specific reason for disqualification is stated. There are nine (9) members on this Board, of which five (5) constitutes a quorum pursuant to § 54.1-2104.

The following Board members were present:

Joseph 'Kemper' Funkhouser, III, Chair
Kermit 'Kit' Hale, Vice-Chair
Pieri Burton
Aekta Chawla (arrived at 10:02 A.M.)
Jeremy Dalpiaz
Hector 'Rene' Fonseca
Cavelle Mollineaux
Rajesh "Raj" Patel
Dr. Bernice Travers

DPOR staff present for all, or part of the meeting included:

Jeb B. Wilkinson, Agency Director
Anika Coleman, Executive Director
Gezelle Glasgow, Administrative Coordinator
Donnitria Mosby, Assistant Fair Housing Director
Vanessa Degraw, Program Operations Administrator
Theresa Rohland, Licensing Operations Administrator
Greg Emerson, Director of Examinations

James 'Jim' Flaherty and Todd Shockley from the Office of the Attorney General were present.

Mr. Funkhouser called the meeting to Order at 10:01 A.M.

**CALL TO
ORDER**

Ms. Coleman reviewed the emergency evacuation procedures.

**EMERGENCY
EGRESS**

Mr. Funkhouser determined that a quorum was a present.

**DETERMINATION
OF QUORUM**

Mr. Funkhouser advised the Board that Item IX.a, Guidance Documents Consideration, was removed from the agenda. **Mr. Mollineaux moved** to approve the amended agenda. **Mr. Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**APPROVAL OF
AGENDA**

Mr. Mollineaux moved to approve the minutes from July 18, 2025, Real Estate Board meeting and the August 7, 2025, Real Estate Board Education Application Subcommittee meeting. **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

**APPROVAL OF
MINUTES**

Mr. Funkhouser welcomed guests of the audience and allowed Board members and Board staff to introduce themselves.

**WELCOME &
INTRODUCTIONS**

Donnitria Mosby, Assistant Fair Housing Director, updated the Board on the current Fair Housing case load. Ms. Mosby informed the Board that there will be Fair Housing training conducted at the Fair Housing Board meeting on October 15, 2025.

**FAIR HOUSING
REPORT**

In the matter of **Tisa Lynette Knight-Chandler v. Harbor View Manor, Incorporated, Linda Daniel, RW Town Realty, LLC and Annetta Kelly** REB File Number: 2025-00822, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

**Tisa Lynette Knight-
Chandler v. Harbor
View Manor,
Incorporated, Linda
Daniel,
RW Town Realty, LLC
and Annetta Kelly
REB File Number: 2025-
00822
HUD File Number: 03-
25-5238-8**

Mr. Hale moved to find no reasonable cause to believe the respondents:

- Discriminated against the complainant by imposing discriminatory terms and conditions based on the Complainant's Race; or
- Discriminated against the complainant by refusing to sell based on the Complainant's Race

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **Latisha Green v. Harley Appraisals, LLC and Justin M. Harley** REB File Number: 2024-01282, the Board reviewed the record which consisted of the Final

**Latisha Green v. Harley
Appraisals, LLC and**

Investigative Report, and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

Mr. Hale moved to find no reasonable cause to believe the respondents:

- discriminated in a real estate related transaction (appraisal) because of the predominant race of persons residing in the community.

Mr. Burton seconded the motion which was unanimously approved by members:

Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **Rekha Mohan, Trustee of Rekha Mohan Living Trust v. Redwood AdVenture, LLC, Nancy Pav and Carla Henry** REB File Number: 2025-02838, the Board reviewed the record which consisted of the Final Investigative Report, and Case Analysis. Neither party was present to address the Board in person, by counsel, or by any other qualified representatives.

Mr. Mollineaux moved to find no reasonable cause to believe the respondents:

- discriminated against the Complainant by refusing to sell to her based on her race or color.

Mr. Burton seconded the motion which was unanimously approved by members:

Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **Zachariah Ware v. Neville C. Johnson & Associates Inc., Theodore Davies, Mike Alexander and Neville C. Johnson** REB File Number: 2025-02635, **Mr. Mollineaux moved** to approve the conciliation agreement as agreed to by the parties. **Mr. Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Justin M. Harley
REB File Number: 2024-01282
HUD File Number: 03-24-4187-8

Rekha Mohan, Trustee of Rekha Mohan Living Trust v. Redwood AdVenture, LLC, Nancy Pav and Carla Henry
REB File Number: 2025-02838
HUD File Number: 03-25-6044-8

Zachariah Ware v. Neville C. Johnson & Associates Inc., Theodore Davies, Mike Alexander and Neville C. Johnson
REB File Number: 2025-02635
HUD File Number: N/A

Mr. Shockley provided the Board with a litigation update.

LITIGATION REPORT

REAL ESTATE CASES

Disciplinary Case Files

Mr. Dalpiaz and Mr. Hale recused themselves for the following case files:

File Number 2024-02798- Joanne Lynn Smith-Knauf

File Number 2025-00271- Shelly Deane Taylor

Recusal of Board Members and Transfer of Chair

Mr. Funkhouser recused himself for the following case file and transferred position of

Chair to Mr. Burton:

File Number 2024-02798- Joanne Lynn Smith-Knauf

In the matter of **File Number 2024-02798 - Joanne Lynn Smith-Knauf**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Smith-Knauf did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2024-02798
- Joanne Lynn Smith-
Knauf

Mr. Mollineaux moved to accept the recommendation and find no violation of § 54.1-2137.B of the Code of Virginia of the Real Estate Board Regulations (Count 1). **Mr. Patel seconded** the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Mollineaux, Patel, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose no monetary sanction. **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Mollineaux, Patel, and Travers.

Mr. Funkhouser returned to the meeting and resumed position of Chair.

Return of Board
Member and Transfer of
Chair

In the matter of **File Number 2025-00271 – Shelly Deane Taylor**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Taylor appeared at the Board meeting in person and by counsel.

File Number 2025-00271
– Shelly Deane Taylor

Mr. Mollineaux moved to find violation of 18 VAC 135-20-260.11.j of the Real Estate Board Regulations (Count 1). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Mollineaux moved to accept the recommendation and find no violation of 18 VAC 135-20-260.11.i of the Real Estate Board Regulations (Count 2). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Mollineaux moved to find violation of 18 VAC 135-20-270.3 of the Real Estate Board Regulations (Count 3). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Mollineaux moved to find violations of 18 VAC 135-20-290.1 of the Real Estate

Board Regulations (Count 4). **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Mollineaux moved to find violations of **§54.1-2131.A.4** of the Code of Virginia. (Count 5). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Taylor shall pay a monetary penalty of \$750.00.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 3, Taylor shall pay a monetary penalty of \$675.00.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Burton moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 4, Taylor shall pay a monetary penalty of \$1,050.00.

In addition, for violation of Count 4, the Board shall place Taylor on probation for a period of 6 months. The terms of the probation are that Taylor shall complete three (3) classroom hours of Board-approved post-license education in Agency Law. Further, Taylor shall provide evidence acceptable to the Board that Taylor has successfully completed the course(s) within six (6) months of the effective date of the Board's order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Patel seconded the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Mollineaux moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 5, Taylor shall pay a monetary penalty of \$550.00.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Mollineaux, Patel, and Travers.

Mr. Hale returned to the meeting.

In the matter of **File Number 2025-01014 - Stephanie Julia Smith, dba Stephanie Smith**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Smith did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

Mr. Burton moved to find violation of **18 VAC 135-20-290.1** of the Real Estate Board Regulations (Count 1). **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Mr. Mollineaux moved to accept the recommendation and find no violation of **§ 54.1-2134.A.4** of the *Code of Virginia* (Count 2). **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Mr. Burton moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Smith shall pay a monetary penalty of \$1,050.00.

For violation of Count 1, the Board shall place Smith’s license on probation for a period of six (6) months. The terms of the probation shall be: Smith shall complete three (3) classroom hours of Board-approved post-license education pertaining to Agency within six (6) months. Further, Smith shall provide evidence acceptable to the Board that she has successfully completed the above-referenced courses within six (6) months of the effective date of the Board’s order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Hale seconded the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Mr. Dalpiaz returned to the meeting.

Mr. Funkhouser recused himself from the following case files and transferred the position of Chair to Mr. Hale:

File Number 2024-02647- Rumtin Afrsharjavan
File Number 2025-01093- Rumtin Afrsharjavan

In the matter of **File Number 2024-02647 - Rumtin Afsharjavan**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference (“IFF”), and the Summary. Afsharjavan appeared at

**Return of Board
Member**

**File Number 2025-01014
- Stephanie Julia Smith,
dba Stephanie Smith**

**Return of Board
Members, Recusal of
Board Member, and
Transfer of Chair**

**File Number 2024-
02647 - Rumtin
Afsharjavan**

the Board meeting in person.

Mr. Mollineaux moved to find a violation of **18 VAC 135-20-290.1**, of the Real Estate Board Regulations (Count 1). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Hale, Mollineaux, Patel, and Travers.

Ms. Chawla moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:
For violation of Count 1, Afsharjavan shall pay a monetary penalty of \$1,050.00.

In addition, the Board shall place Afsharjavan's license on probation for a period of two (2) years. The terms of the probation shall be:

- Afsharjavan shall complete six (6) classroom hours of Board-approved post-license education pertaining to Contract Writing within six (6) months;
- Afsharjavan shall complete three (3) classroom hours of Board-approved post-license education pertaining to Agency Law within six (6) months;
- Afsharjavan shall complete three (3) classroom hours of Board-approved post-license education pertaining to Ethics and Standards of Conduct within (6) months;
- Afsharjavan and his broker shall provide quarterly reports to the Board certifying that Afsharjavan is in compliance with the Board's regulations.

Further, Afsharjavan shall provide evidence acceptable to the Board that Afsharjavan has successfully completed the above-referenced courses within six (6) months of the effective date of this Order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2025-01093 Rumtin Afsharjavan**, the Board reviewed the record which consisted of the investigative file, the transcript, and exhibits from the Informal Fact-Finding Conference ("IFF"), and the Summary. Afsharjavan appeared at the Board meeting in person.

File Number 2024-02647 - Rumtin Afsharjavan

Mr. Burton moved to find a violation of **18 VAC 135-20-290.1**, of the Real Estate Board Regulations (Count 1). **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Hale, Mollineaux, Patel, and Travers.

Mr. Dalpiaz moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference to impose the following sanctions:

For violation of Count 1, Afsharjavan shall pay a monetary penalty of \$1,050.00.

In addition, the Board shall place Afsharjavan's license on probation for a period of two (2) years. The terms of the probation shall be:

- Afsharjavan shall complete six (6) classroom hours of Board-approved post-license education pertaining to Contract Writing within six (6) months;
- Afsharjavan shall complete three (3) classroom hours of Board-approved post-license education pertaining to Agency Law within six (6) months;
- Afsharjavan shall complete three (3) classroom hours of Board-approved post-license education pertaining to Ethics and Standards of Conduct within (6) months;
- Afsharjavan and his broker shall provide quarterly reports to the Board certifying that Afsharjavan is in compliance with the Board's regulations.

Further, Afsharjavan shall provide evidence acceptable to the Board that Afsharjavan has successfully completed the above-referenced courses within six (6) months of the effective date of this Order. The above-referenced post-license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Hale, Mollineaux, Patel, and Travers.

Mr. Funkhouser returned to the meeting and resumed position of Chair.

**Return of Board
Member and Transfer
of Chair**

**PRIMA FACIE
DISCIPLINARY CASE
FILES**

In the matter of **File Number 2025-00263 - Charles Leland Sears**, the Board reviewed the record which consisted of the Notice, the Revised of Report Findings, including exhibits, and the Recommendation. Sears did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number 2025-00263
- Charles Leland Sears**

Mr. Burton moved to a find violation of § 54.1-2137.B of the *Code of Virginia* (Count 1). **Mr. Hale seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Ms. Chawla moved to a find violation of **18 VAC 135-20-300.7** of the Real Estate Board Regulations (Count 2). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux,

Patel, and Travers.

Mr. Burton moved to accept the recommendation contained to impose the following sanctions:

For violation of Count 1, Sears shall pay a monetary penalty of \$350.00.

In addition, for violation of Count 1, the Board shall place Sears on probation and require Sears to complete six (6) classroom hours of Board-approved Post-license education pertaining to Real Estate Law and Regulations. Further, Sears shall provide evidence acceptable to the Board that Sears has successfully completed the course within six (6) months of the effective date of this order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Hale seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Ms. Chawla moved to accept the recommendation to impose the following sanctions:

For violation of Count 2, Sears shall pay a monetary penalty of \$550.00.

In addition, for violation of Count 1, the Board shall place Sears on probation and require Sears to complete six (6) classroom hours of Board-approved Post-license education pertaining to Real Estate Law and Regulations. Further, Sears shall provide evidence acceptable to the Board that Sears has successfully completed the course within six (6) months of the effective date of this order. The above-referenced continuing education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Mr. Mollineaux recused himself for the following case file:
File Number 2025-01510- Lindsey Rhodenhizer

**Recusal of Board
Members**

In the matter of **File Number 2025-01510 - Lindsey Rhodenhizer**, the Board reviewed the record which consisted of the Notice, the Revised of Report Findings, including exhibits, and the Recommendation. Rhodenhizer did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number 2025-01510
- Lindsey Rhodenhizer**

Mr. Dalpiaz moved to a find violation of § 54.1-2135.E of the *Code of Virginia* (Count 1). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to accept the recommendation to impose the following sanctions:

For violation of Count 1, Rhodenhizer shall pay a monetary penalty of \$450.00.

In addition, for violation of Count 1, the Board shall place Lindsey Aaron Rhodenhizer on probation for a period of six (6) months. Lindsey Aaron Rhodenhizer shall complete three (3) classroom hours of post-license education pertaining to Agency Law. Further, Lindsey Aaron Rhodenhizer shall provide evidence acceptable to the Board that she has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to a find violation of **18 VAC 135-20-180.C.3** of the Real Estate Board Regulations (Count 2). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to accept the recommendation to impose the following sanctions:

For violation of Count 2, Rhodenhizer shall pay a monetary penalty of \$850.00. and the Board shall revoke Rhodenhizer's license.

In addition, for violation of Count 2, the Board shall place Lindsey Aaron Rhodenhizer on probation for a period of six (6) months. Lindsey Aaron Rhodenhizer shall complete three (3) classroom hours of post-license education pertaining to Escrow Requirements. Further, Lindsey Aaron Rhodenhizer shall provide evidence acceptable to the Board that she has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to a find violation of **18 VAC 135-20-180.C.2** of the Real Estate Board Regulations (Count 3). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to accept the recommendation to impose the following sanctions:

For violation of Count 3, Rhodenhizer shall pay a monetary penalty of \$950.00, and the Board shall revoke Rhodenhizer's license.

In addition, for violation of Count 3, the Board shall place Lindsey Aaron Rhodenhizer on probation for a period of six (6) months. Lindsey Aaron Rhodenhizer shall complete three (3) classroom hours of post-license education pertaining to Escrow Requirements. Further, Lindsey Aaron Rhodenhizer shall provide evidence acceptable to the Board that she has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Dalpiaz moved to a find violation of **18 VAC 135-20-270.3** of the Real Estate Board Regulations (Count 4). **Mr. Burton seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to accept the recommendation to impose the following sanctions:

For violation of Count 4, Rhodenhizer shall pay a monetary penalty of \$1,350.00.

In addition, for violation of Count 4, the Board shall place Lindsey Aaron Rhodenhizer on probation for a period of six (6) months. Lindsey Aaron Rhodenhizer shall complete three (3) classroom hours of post-license education pertaining to Agency Law. Further, Lindsey Aaron Rhodenhizer shall provide evidence acceptable to the Board that she has successfully completed the course(s) within six (6) months of the effective date of this Order. The above-referenced post license education hours will not count towards any continuing education requirements, if applicable, for renewal, reinstatement, or activation of a license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to a find violation of **18 VAC 135-20-300.9** of the Real Estate Board Regulations (Count 5). **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to accept the recommendation to impose the following sanctions:

For violation of Count 5, Rhodenhizer shall pay a monetary penalty of \$1,100.00, and the Board shall revoke Rhodenhizer's license.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to a find violation of **18 VAC 135-20-300.9** of the Real Estate Board Regulations (Count 6). **Ms. Chawla seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Dalpiaz moved to accept the recommendation to impose the following sanctions:

For violation of Count 6, Rhodenhizer shall pay a monetary penalty of \$1,100.00, and the Board shall revoke Rhodenhizer's license.

Ms. Chawla seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Patel, and Travers.

Mr. Mollineaux returned to the meeting.

**Return of Board
Member**

**LICENSING CASE
FILES**

In the matter of **File Number 2024-01684 - Matthew R. Pollino**, the Board reviewed the record which consisted of the application file, the transcript and exhibits from the Informal Fact Finding Conference, and the Summary. Pollino did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number 2024-
01684 - Matthew R.
Pollino**

Mr. Burton moved to accept the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Matthew Ryan Pollino's application for a Real Estate Salesperson license by examination be denied.

Mr. Dalpiaz seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2025-01384 - Jagjot Singh**, the Board reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Singh was present and addressed the Board in person.

**File Number 2025-
01384 - Jagjot Singh**

Mr. Burton moved to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Jagjot Singh's application for a Real Estate Salesperson License by Examination be approved with a one-year probationary period with quarterly reporting by Singh and his supervising broker.

Mr. Hale seconded the motion which was approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2025-01401 - Isaiah Anthony Daughtry**, the Board

File Number 2025-

reviewed the record which consisted of the application file, transcript, exhibits from the Informal Fact-Finding Conference, and the Summary of the Informal Fact-Finding Conference. Daughtry was present and addressed the Board in person.

**01401 - Isaiah
Anthony Daughtry**

Ms. Chawla moved to reject the recommendation contained in the Summary of the Informal Fact-Finding Conference (IFF) and Isaiah Anthony Daughtry's application for a Real Estate Salesperson license by examination be approved.

Mr. Hale seconded the motion which was approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Mr. Dalpiaz recused himself for the following case file:
File Number 2025-00410 – Jamie Lynne Cook

**Recusal of Board
Member**

In the matter of **File Number 2025-00410 – Jamie Lynne Cook**, the Board reviewed the Consent Order as seen and agreed to by Cook. Cook did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

**File Number 2025-00410
– Jamie Lynne Cook**

Mr. Mollineaux moved to accept the proposed Consent Order offer wherein Cook admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-310.1 \$500.00

Cook agrees to Board costs of **\$150.00**.

Total fines and costs of **\$850.00**

In addition, Cook agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Agency Law and provide proof of attendance and successful completion within six (6) months of the effective date of this Consent Order. The course(s) must be completed in the classroom.

It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of the license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Mr. Dalpiaz returned to the meeting.

**Return of Board
Member**

Mr. Dalpiaz moved to consider the remaining Consent Order case files as a block vote.

**CONSENT ORDERS
AS A BLOCK VOTE**

Mr. Burton seconded the motion which was unanimously approved by members:

Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Mr. Dalpiaz moved to accept the remaining Consent Order case files as a block vote.

Mr. Burton seconded the motion which was unanimously approved by members:
Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2025-00512 - James Frederick Kerr, t/a James F Kerr**, the Board reviewed the Consent Order as seen and agreed to by Kerr. Kerr did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2025-00512
- James Frederick Kerr,
t/a James F Kerr

Mr. Dalpiaz moved to accept the proposed Consent Order offer wherein Kerr admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-260.11 \$1,400.00

Kerr agrees to Board costs of **\$150.00**.

Total fines and costs of **\$1,550.00**.

In addition, Kerr agrees to complete at least six (6) classroom hours of Board-approved Post-License education pertaining to Real Estate Law and Regulations and provide proof of attendance and successful completion within six (6) months of the effective date of this Consent Order. The course(s) must be completed in the classroom.

It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of the license.

Mr. Burton seconded the motion which was unanimously approved by members:
Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2025-01239 – Franchon R. Hutchinson**, the Board reviewed the Consent Order as seen and agreed to by Hutchinson. Hutchinson did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2025-01239
– Franchon R.
Hutchinson

Mr. Dalpiaz moved to accept the proposed Consent Order offer wherein Hutchinson admits to a violation of the Board's regulations:

Count 1: §54.1-2137.B of the <i>Code of Virginia</i>	\$350.00
Count 2: §54.1-2135.E of the <i>Code of Virginia</i>	\$450.00
Count 3: 18 VAC 135-20-260.11.m	\$950.00
Count 4: 18 VAC 135-20.270.3	\$1,350.00
Count 5: 18 VAC 135-20-280.5	\$100.00

Hutchinson agrees to Board costs of **\$150.00**.

Total fines and costs of **\$3,350.00**.

In addition, Hutchinson agrees to complete at least six (6) classroom hours of Board-approved Post-License education pertaining to Real Estate Law and Regulations and provide proof of attendance and successful completion within six (6) months of the effective date of this Consent Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of the license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2025-01612 – Bradley David Gregerson**, the Board reviewed the Consent Order as seen and agreed to by Gregerson. Gregerson did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

File Number 2025-01612
– Bradley David
Gregerson

Mr. Gregerson moved to accept the proposed Consent Order offer wherein Gregerson admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-260.11.g (Five Violations @ \$500.00 per Violation)	\$ 2,500.00
Count 2: 18 VAC 135-20-260.11.m (Five Violations @ \$950.00 per Violation)	\$ 4,750.00
Count 3: 18 VAC 135-20-270.3 (Five Violations @ \$1,350.00 per Violation)	\$ 6,750.00
Count 4: 18 VAC 135-20-300.6 (Five Violations @ \$600.00 per Violation)	\$ 3,000.00

Gregerson agrees to Board costs of **\$150.00**.

Total fines and costs of **\$17,150.00**.

In addition, Gregerson agrees to complete at least six (6) classroom hours of Board-approved Post-License education pertaining to Real Estate Law and Regulations and provide proof of attendance and successful completion within six (6) months of the effective date of this Consent Order. The course must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of the license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

In the matter of **File Number 2025-01782 – Ronald Gray Ellis, Jr., t/a Gray Ellis**, the

File Number 2025-01782

Board reviewed the Consent Order as seen and agreed to by Ellis. Ellis did not appear at the Board meeting in person, by counsel, or by any other qualified representative.

– Ronald Gray Ellis, Jr.,
t/a Gray Ellis

Mr. Hale moved to accept the proposed Consent Order offer wherein Ellis admits to a violation of the Board's regulations:

Count 1: 18 VAC 135-20-260.11.g	\$ 500.00
Count 2: § 54.1-2132.A.4 of the Code of Virginia	\$ 550.00

Ellis agrees to Board costs of **\$150.00**.

Total fines and costs of **\$1,200.00**.

In addition, Ellis agrees to complete at least three (3) classroom hours of Board-approved Post-License education pertaining to Escrow Requirements and provide proof of attendance and successful completion within six (6) months of the effective date of this Consent Order. The course(s) must be completed in the classroom. It is acknowledged that satisfactory completion of the above-referenced Post-License education hours will not count towards any continuing education requirements, if applicable, for renewal or reinstatement of the license.

Mr. Burton seconded the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Mr. Hale provided a report from the September 3, 2025, Real Estate Education Committee meeting. **Mr. Burton moved** to accept the report as written. **Ms. Chawla seconded** the motion, which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

EDUCATION

Mr. Patel informed the Board that the Real Estate Board Education Application Subcommittee was highly engaged and demonstrated significant effort.

Ms. Coleman provided the Real Estate Board with the Executive Director's update.

NEW BUSINESS
Executive Director's
Update

Ms. Coleman informed the Board that the Governor approved the proposed stage of 18 VAC 135-20 on August 6, 2025. The public comment period will be held from August 25, 2025, through October 24, 2025, and a public hearing is scheduled for September 25, 2025, at 2:00 p.m. The Board was further advised that on September 2, 2025, regulatory changes were approved concerning fees charged to licensees; the duties of real estate brokers and salespersons engaged by buyers; exemptions applicable to real estate brokers, salespersons, and rental location agents; and the process for predetermining licensing eligibility for individuals with prior convictions.

Regulatory Updates

Ms. Coleman informed the Board that the Real Estate Board's exam review by subject matter experts is scheduled to begin in January 2026. The following individuals have been designated to participate in the review: Aekta Chawla, Joseph "Kemper" Funkhouser, Kermit "Kit" Hale, Cavelle Mollineaux, and Jeremy Dalpiaz.

**PSI Exam Review
Committee**

Mr. Greg Emerson informed the Board that PSI would be contacting them to discuss further arrangements regarding this matter.

**OTHER BOARD
BUSINESS**

Mr. Emerson provided the Board with an update on the exam statistics. The Board reviewed the exam statistics. Mr. Hale requested to see trends in licenses over the last 3 years. Mr. Emerson informed the Board he would provide this at the next meeting.

Exam Statistics

The Board reviewed the Board recovery fund as presented. Ms. Coleman advised the Board that, in accordance with § 54.1-2113.E of the Code of Virginia, any balance in the Recovery Fund exceeding \$2 million at the close of a fiscal year is required to be transferred to the Virginia Housing Trust Fund. She reported that such a transfer was executed in order to ensure compliance with the statutory requirement and further emphasized that, apart from this mandated transfer, no other transfers may be made from the Fund, including to the general fund, regardless of the balance. Ms. Coleman noted that this information was being provided for the Board's awareness.

**Board Financial
Statement**

Ms. Chawla inquired about the Recovery Fund and the process. Ms. Coleman informed the Board that the Code of Virginia establishes the Real Estate Transaction Recovery Fund, administered by the Director of DPOR, and requires assessments on regulants to maintain the Fund at a sufficient level to satisfy claims. The Fund is used to reimburse individuals who obtain a judgment against a licensed real estate broker, salesperson, or firm for improper or dishonest conduct, while monetary penalties collected through Board disciplinary actions are directed to the Virginia Literary Fund rather than the Recovery Fund.

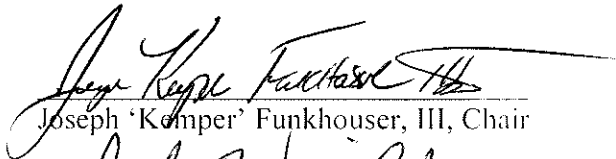
Mr. Funkhouser stated that agenda item IX.d, concerning the proposed Real Estate Education Application changes, required consideration and approval by the Board. **Mr. Mollineaux moved** to approve the proposed education application changes. **Mr. Dalpiaz seconded** the motion which was unanimously approved by members: Burton, Chawla, Dalpiaz, Fonseca, Funkhouser, Hale, Mollineaux, Patel, and Travers.

Mr. Funkhouser reminded the Board to complete the Conflict-of-Interest Statements and Travel Reimbursement Forms.

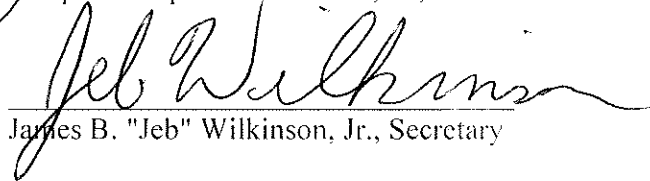
**COMPLETION OF
PAPERWORK**

There being no further business, the Board adjourned at 11:42 A.M.

ADJOURN



Joseph 'Komper' Funkhouser, III, Chair



James B. "Jeb" Wilkinson, Jr., Secretary

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Hector "Rene" Fonseca
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: September 4, 2025
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
A. _____
(Agenda Item)
B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

D. ☒ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:


Signature

September 4, 2025
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Cavelle Mollineaux
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: September 4, 2025
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:


Signature

September 4, 2025
Date

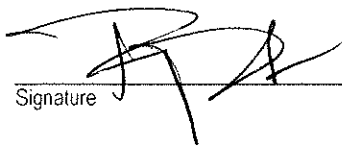
**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Rajesh "Raj" Patel
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: September 4, 2025
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.

6. Signature of Board Member/Presiding Officer:


Signature

September 4, 2025
Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Dr. Bernice Travers
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: September 4, 2025
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
- A. _____
(Agenda Item)
- B. Nature of Personal Interest Affected by Transaction:
- C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

Signature _____ Date September 4, 2025

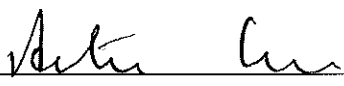
**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Aekta Chawla
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: September 4, 2025
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
A. _____
(Agenda Item)
B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:

 September 4, 2025
Signature Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Pieri Burton
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: September 4, 2025

5. Do you have a personal interest in the following transaction?

- ☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
- ☐ Yes - If yes, please answer the following questions.

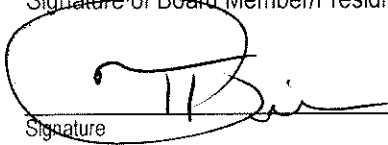
A. _____
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

- D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
- ☐ I did not participate in the transaction.

6. Signature of Board Member/Presiding Officer:


Signature

September 4, 2025
Date

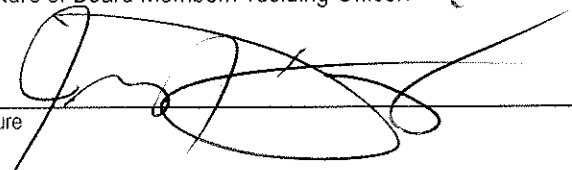
**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Jeremy Dalpiaz
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: September 4, 2025
5. Do you have a personal interest in the following transaction?
☒ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.
☐ Yes - If yes, please answer the following questions.
A. _____
(Agenda Item)
B. Nature of Personal Interest Affected by Transaction:

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or
☐ I did not participate in the transaction.
6. Signature of Board Member/Presiding Officer:


Signature _____ Date September 4, 2025

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Kermit "Kit" Hale
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: September 4, 2025

5. Do you have a personal interest in the following transaction?

☐ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.

☒ Yes - If yes, please answer the following questions.

A. Education Committee item #98
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

Owner of Real Estate school

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

NKBB, REALTORS.

D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or

☒ I did not participate in the transaction.

6. Signature of Board Member/Presiding Officer:

Kermit Hale
Signature

September 4, 2025

Date

**STATE AND LOCAL GOVERNMENT
CONFLICT OF INTERESTS ACT**

**TRANSACTIONAL DISCLOSURE STATEMENT
for Officers and Employees of State Government**

1. Name Joseph "Kemper" Funkhouser
(Name of Board Member/Presiding Officer)
2. Title: Board Member
3. Agency: DPOR/Real Estate Board
(Name of Board)
4. Transaction: ☒ Meeting/ ☐ Informal Fact-Finding Conferences held on: September 4, 2025

5. Do you have a personal interest in the following transaction?

☐ No; I **do not** have a personal interest in any transactions taken at this meeting/conference.

☒ Yes - If yes, please answer the following questions.

A. FILE NUMBER 2024-02798 - JAMIE LYNN SMITH-KNAUF
(Agenda Item)

B. Nature of Personal Interest Affected by Transaction:

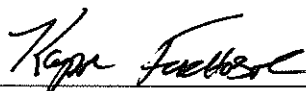
Licensee is a competitor in my market.

C. I declare that I am a member of the following business, profession, occupation or group, the members of which are affected by the transaction:

D. ☐ I am able to participate in this transaction fairly, objectively, and in the public interest. or

☒ I did not participate in the transaction.

6. Signature of Board Member/Presiding Officer:


Signature

September 4, 2025
Date



Department of Professional and Occupational Regulation

REAL ESTATE BOARD
VISITOR SIGN-IN SHEET

BOARD MEETING
SEPTEMBER 04, 2025 - 10 AM

NO.	NAME/AFFILIATION	EMAIL	DO YOU WISH TO SPEAK? (Y/N)
1	RUMTIN AFSHARJAVAN	RUMTIN@THECARBYNEGROUP.COM	Y
2	Daniel Blana	d1blana03@gmail.com	N
3	Isaiah Daughtry	Isaiah Daughtry	N
4	Santiago		
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