

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

IN THE MATTER OF CHAD STITES,)
Disciplinary Hearing,) Complaint No. 05-039
)
) Respondent.)

CONSENT ORDER

This Order is an agreement between Chad Stites (hereinafter referred to as “Respondent”) and the Oklahoma Real Estate Appraiser Board (hereinafter referred to as the “Board”). Respondent is represented by James S. Matthews, Jr., attorney at law, and the Board is represented by Stephen McCaleb, in his capacity as prosecutor for the Board. Respondent and the Board agree and consent as follows:

JURISDICTION

1. The Board has jurisdiction in this matter pursuant to the provisions of the Oklahoma Real Estate Appraisers Act, OKLA. STAT. TIT. 59, §§858-700 *et seq.*
2. The proceedings in this matter were conducted pursuant to the Oklahoma Real Estate Appraisers Act, OKLA. STAT. TIT. 59, §§858-700 *et seq.* and the Oklahoma Administrative Procedures Act, OKLA. STAT. TIT. 75, §§301 *et seq.*
3. Respondent is licensed with the Oklahoma Real Estate Appraiser Board holding license number 10201.

The Board and Respondent consent to the following Agreed Facts, Agreed Violations of Law and Agreed Settlement of this matter:

AGREED FACTS

TULSA COUNTY CASE #CJ-2001-220

4. On May 16, 2001, Respondent and his appraisal team valued a property located at 28 E. 50th Ct. North in Tulsa County (the “Property”) for a sheriff’s sale; said matter was styled as Tulsa County case #CJ-2001-220.
5. For this valuation, Respondent took an “Oath of Appraisers” in which he swore that he was a disinterested person. He made the same assertion of disinterest upon the “Appraiser’s Return” form. Both of these sworn statements are dated May 16, 2001.
6. On June 28, 2001, Real Property Dynamics, Inc. purchased the property at a public auction for the amount of \$18,500.00.

7. At the time of the sheriff's sale and confirmation of the sheriff's sale Respondent was President, a director and the sole shareholder of Real Property Dynamics, Inc., an Oklahoma corporation.
8. That the full amount of the purchase price was remitted to the Tulsa County Court Clerk.

TULSA COUNTY CASE #CM-2004-2536

9. On May 7, 2004, a Misdemeanor Information was filed against Respondent by the Tulsa County District Attorney charging him with the crime of ILLEGALLY PURCHASING PROPERTY.
10. On July 20, 2004, Respondent pled nolo contendere to the charge of ILLEGALLY PURCHASING PROPERTY, in the District Court in and for Tulsa County, Oklahoma, in case styled as CM-2004-2536. Respondent received a one year deferred sentence for the offense.
11. On July 20, 2005, said plea was expunged pursuant to Title 22 O.S. §991(c).

AGREED VIOLATIONS OF LAW

12. That Respondent has violated 59 O.S. § 858-723(A)(13), in that Respondent violated 59 OKLA. STAT. TIT. § 858-732(A)(1), which provides that:
 - A. All appraisers certified or licensed pursuant to the Oklahoma Certified Real Estate Appraisers Act must conduct all real property valuations in conformance with the following:
 1. An appraiser must perform ethically and competently and not engage in conduct that is unlawful, unethical or improper. An appraiser who could reasonably be perceived to act as a disinterested third party in rendering an unbiased real property valuation must perform assignments with impartiality, objectivity and independence and without accommodation of personal interests.

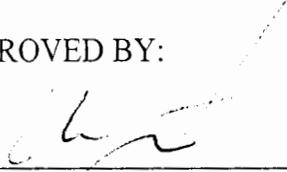
AGREED SETTLEMENT

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

13. That Respondent waives the right to hearing, any appellate relief and any procedural rights afforded to him pursuant to the Oklahoma Real Estate Appraisers Act.
14. That Respondent's license is hereby suspended for a period of thirty (30) days and said suspension shall be consistent with the terms of OAC 600:15-1-15.

IT IS SO ORDERED on this ____ day of _____, 2005.

APPROVED BY:



CHAD STITES, RESPONDENT

10/3/05
Date



JAMES S. MATTHEWS, JR.
Attorney for Respondent

10-5-05
Date



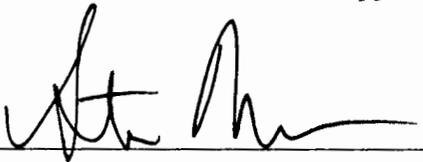
KIM HOLLAND, CHAIRPERSON
Real Estate Appraiser Board

10-11-05
Date



DEBRA SCHWARTZ, Ass. Attorney General
Counsel to the Real Estate Appraiser Board

10-12-05
Date



STEPHEN McCALEB
Real Estate Appraiser Board Prosecutor

10-5-05
Date

CERTIFICATE OF MAILING

I, George R. Stirman III, hereby certify that a true and correct copy of the above and foregoing Consent Order was mailed postage prepaid by certified mail with return receipt requested on this 13th day of October, 2005, to:

Chad F. Stites
c/o James S. Matthews Jr.
3524 NW 50th St
Oklahoma City, OK 73112

CERTIFIED NUMBER
7001 0320 0004 0219 8854

and that copies were mailed by first class mail to:

Stephen L. McCaleb, Derryberry Law Firm, 4800 N. Lincoln Blvd, Oklahoma City, OK 73105;
Joann Stevenson, Asst Atty General, 4545 N Lincoln Blvd, Ste 260, Oklahoma City, OK 73105;
Donald H. Justice, Hearing Panel Member, PO Box 988, Watonga, OK 73772;
H.E. "Ted" Smith, Alternate Hearing Panel Member, 121 S. Duck, Stillwater, OK 74074;
Michael C. Prochaska, 3857 State Hwy 92, Chickasha, OK 73018; and
David W. Story, Alternate Hearing Panel Member, PO Box 985, Woodward, OK 73802.



GEORGE R. STIRMAN III, Director
Real Estate Appraiser Board