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TEXAS REAL ESTATE COMMISSION

OCT 13 2008

CASHIER'S SECTION  
OPERATOR #

TEXAS APPRAISER LICENSING  
AND CERTIFICATION BOARD

vs.

DOCKETED COMPLAINT NO.  
06-138

CLIFFORD NATHAN RENICK  
TX-1331659-L

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**AGREED FINAL ORDER**

On this the 10<sup>th</sup> day of OCTOBER, 2008, the Texas Appraiser Licensing and Certification Board, (the Board), considered the matter of the license of Clifford Nathan Renick (Respondent).

In order to conclude this matter, Clifford Nathan Renick neither admits nor denies the truth of the Findings of Fact and Conclusions of Law contained herein and further agrees to the disciplinary action set out in this Agreed Final Order. The Board makes the following findings of fact and conclusions of law and enters this Order in accordance with TEX. OCC. CODE § 1103.458:

**FINDINGS OF FACT**

1. Respondent Clifford Nathan Renick is a Texas state licensed real estate appraiser, holds license number TX-1331659-L, and has been licensed by the Board during all times material to the above-noted complaint case.
2. On or about March 7<sup>th</sup>, 2005, May 16<sup>th</sup>, 2005, January 30<sup>th</sup>, 2005, and, March 30<sup>th</sup>, 2005, Respondent appraised real property located at 910 LCR 179, Coolridge, Texas 76635 ("the Coolridge property"), 205 South County Line Road, Mart, Texas 7664 ("the Mart property"), 601 Wilson Road, Waco, Texas 76705 ("the Waco property"), and 828 Camp Road, McGregor, Texas 76657 ("the McGregor property") (collectively "the properties"), respectively.
3. On or about May 24<sup>th</sup>, 2006, the Complainant, Jeff Strawmyer, an investigator with the Board, filed a staff-initiated complaint with the Board. The complaint was based upon information submitted by Larry Thompson, Acting Director of the Processing and Underwriting Division of the United States Department of Housing and Urban Development ("HUD"), and alleged that the appraisal reports were performed incorrectly and had numerous violations of the Uniform Standards of Professional Appraisal Practice.
4. On or about May 24<sup>th</sup>, 2006 the Board, in accordance with the mandate of the Administrative Procedure Act (the APA), TEX. GOV'T CODE ANN. CHPT. 2001, and TEX. OCC. CODE CHPT. 1103, notified Respondent of the nature of the accusations involved and Respondent was afforded an opportunity to respond to the accusations in the complaint. Respondent's response to the complaint was received.

5. Respondent violated 22 TEX. ADMIN. CODE §§ 153.20(a)(3) and 155.1(a) by the following acts or omissions which did not conform to USPAP in effect at the time of his appraisal reports for the properties

- a) Respondent failed to comply with the record keeping provisions of USPAP's Ethics Rule in each of the four appraisal reports;

### CONCLUSIONS OF LAW

1. The Texas Appraiser Licensing and Certification Board has jurisdiction over this matter pursuant to the Texas Appraiser Licensing and Certification Act, TEX. OCC. CODE § 1103 et. seq.

2. Respondent violated the following provisions of USPAP as prohibited by 22 TEX. ADMIN. CODE §§ 155.1(a) and 153.20(a)(3): the record keeping provisions of USPAP's Ethics Rule.

Based on the above findings of fact and conclusions of law, the Board **ORDERS** that the Respondent shall:

- a. Attend and complete a minimum, 15 classroom-hour course in Residential Report Writing; and,
- b. Comply with all provisions of the Act, the Rules of the Board, and USPAP in the future, or be subjected to further disciplinary action.

**ALL CLASSES** required by this Agreed Final Order must be classes approved by the Board and must be completed within **TWELVE MONTHS** of the date of this Order and documentation of attendance and successful completion of the educational requirements of this Order shall be delivered to the Board on or before the end of the twelve-month period indicated. None of the classes or seminars required by this Order may be taken through correspondence courses. Unless otherwise noted above, all classes must be in-class, have an exam, and Respondent must have a passing grade on the exam given in each class. None of these required classes will count toward Respondent's continuing education requirements for licensure.

Failure to timely comply with any of the terms of this Final Agreed Order shall result in initiation of a contested case proceeding against Respondent and after opportunity for a hearing, possible imposition of disciplinary sanctions against Respondent as provided for by TEX. OCC. CODE § 1103.518.

Respondent, by signing this Agreed Final Order, waives the Respondent's right to a formal hearing and any right to seek judicial review of this Agreed Final Order. Information about this Agreed Final Order is subject to public information requests and notice of this Agreed Final Order will be published in the Board's newsletter and/or on the Board's web site.

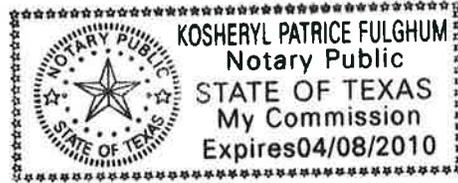
THE DATE OF THIS AGREED FINAL ORDER shall be the date it is executed by the Chairperson of the Texas Appraiser Licensing and Certification Board. The Chairperson has been delegated the authority to sign this Agreed Final Order by the Texas Appraiser Licensing and Certification Board vote.

Signed this 10<sup>TH</sup> day of OCTOBER, 2008.

Clifford Nathan Renick  
CLIFFORD NATHAN RENICK

SWORN TO AND SUBSCRIBED BEFORE ME, the undersigned, on this the 10 day of October, 2008, by CLIFFORD NATHAN RENICK, to certify which, witness my hand and official seal.

Kosheryl Patrice Fulghum  
Notary Public Signature  
Kosheryl Fulghum  
Notary Public's Printed Name



Signed by the Commissioner this 17<sup>th</sup> day of October, 2008.

Timothy K. Irvine  
Timothy K. Irvine, Commissioner  
Texas Appraiser Licensing and Certification Board

Approved by the Board and Signed this 17<sup>th</sup> day of October, 2008.

Clinton P. Sayers  
Clinton P. Sayers, Chairperson  
Texas Appraiser Licensing and Certification Board