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New Mexico Regulation and Licensing Department BOARDS AND COMMISSIONS DIVISION

NEW MEXICO REAL ESTATE COMMISSION
5500 San Antonio Dr. Suite B • Albuquerque, New Mexico 87109
Office (505) 222-9820 • Fax (505) 222-9886

April 25, 2018

Michael Milam
348 Highway 47
Los Lunas, New Mexico 87031

Re: NMREC Case No. 17-03-04-019

Dear Mr. Milam:

On April 12, 2018 the Real Estate Commission received your written acceptance of its settlement offer in the above-referenced case.

The offer provides that you receive a letter of reprimand and complete for no continuing education credit a course in property management as deemed appropriate by the Commission.

My letter of March 2, 2018 said you would be required to complete the 6-hour "Essentials of Property Management" course offered by the National Association of Residential Property Managers (NARPM). It has come to my attention that this course is not readily available. Consequently, you will be required to complete an 8-hour online course in "Property Management Fundamentals" available from Empire Learning and accessible from the Real Estate Commission web site from the Online Course Catalogue.

The certificate of course completion is due in the Commission office by no later than close of business on Friday, May 25, 2018. It should be mailed or emailed to Administrative Secretary Germelyn Vivar at Germelyn.vivar@state.nm.us or care of the New Mexico Real Commission, 5500 San Antonio Drive NE, Albuquerque, New Mexico 87109.

In keeping with the final term of the Commission offer, you are hereby reprimanded for violating Parts 16.61.19.8 (A), and 16.61.24.12. A (3) and B of the Commission Rules. These violations occurred when you failed to comply with the terms of the property management agreement that you entered into with Andrew Frank, including;

- Failure to provide monthly statements and receipts.
- Failure to disburse monthly rental income, and
- Failure to collect and disburse late rental fees.

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This letter will become part of your licensing file and is a matter of public record. It will be reported in the Disciplinary Actions section of the Commission web site.

You are directed to correct the brokerage practices that led to the complaint and subsequent disciplinary action.

Sincerely,

A thick black horizontal line redacting the signature of Wayne W. Ciddio.

Wayne W. Ciddio
Executive Secretary
New Mexico Real Estate Commission

cc: Jesse Hatch
P.O. Box 65885
Albuquerque, NM 87193