



# Mississippi Real Estate Commission

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**MISSISSIPPI REAL ESTATE COMMISSION**

**COMPLAINANT**

**Vs.**

**CASE #035-1906**

**W. LARRY SMITH-VANIZ, Broker**

**RESPONDENT**

## OFFICIAL LETTER OF REPRIMAND

October 31, 2019

**Larry Smith-Vaniz  
3535 Hwy 43 North  
Canton, MS 39046**

Greetings:

The Mississippi Real Estate Commission has concluded its investigation, as to you, in the matter of the above referenced case.

The Legal Counsel and the Investigative Staff of the Real Estate Commission determined that the information obtained during the investigation of this complaint is sufficient to show that your actions in this matter were contrary to Commission administrative Rule 3.3 in that you, as a licensed agent at the time were required to show in the transactional documents that you were a licensed active Broker.

### **Rule 3.1 General Rules**

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**I. A real estate licensee shall not be exempt from disciplinary actions by the commission when selling property owned by the licensee.**

### **Rule 3.3 Advertising**

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D. When a licensee is advertising their own property for sale, purchase or exchange which is not listed with a broker, the licensee must indicate that he or she is licensed. The disclosure of licensee's status must be made in all forms of advertising enumerated in Rule 3.3 (A), including the "for sale" sign.

*In addition to disclosing their licensed status in all advertisements, licensees are required to disclose their licensed status on all real estate contracts in which they have an ownership interest.*

This Official Letter of Reprimand will be placed in your file to become a part of your permanent record. You should take every precaution to familiarize yourself with the Real Estate Brokers License Act of 1954, as Amended, and the Administrative Rules and Regulations of the Real Estate Commission in order to avoid a serious violation which might affect the status of your license.

If you have any questions pertaining to this matter, please contact the Commission.



**Robert E. Praytor**

Administrator  
Mississippi Real Estate Commission