

# BEFORE THE MISSISSIPPI REAL ESTATE COMMISSION

MISSISSIPPI REAL ESTATE COMMISSION

vs.

NO. 49-1907

**ANDREW MICHAEL GEOTES, Broker**  
**BRITTANY SCOTT GEOTES, Broker Associate**  
**JUSTIN ALLEN, Broker**  
**CHERYL JOHNSON, Broker**

**RESPONDENTS**

## AGREED ORDER

This cause came before the Mississippi Real Estate Commission, sometimes hereinafter "Commission," pursuant to the authority of Miss. Code Ann. §§73-35-1, *et seq.*, as amended, on a complaint against Andrew Geotes, Broker, and Brittany Scott Geotes, Broker Associate, Justin Allen, Broker, and Cheryl Johnson, Broker and the Commission was advised that there has been an agreement reached among the parties resolving the issues brought forward in this complaint. By entering into this Agreed Order, these Respondents waive their rights to a full hearing and to any appeal. The Commission, then, does hereby find and order the following:

### I.

Respondent, Andrew Michael Geotes, sometimes hereinafter called "Broker Geotes", is an adult resident citizen of Mississippi whose last known business address of record with the Commission is 202 Klondyke Rd., Long Beach, MS 39560. Respondent Broker Geotes holds a resident broker license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, *et seq.*, and so he is subject to the provisions, rules, regulations and statutes governing real estate brokers under Mississippi law and the administrative rules of the Mississippi Real Estate Commission. Respondent Andrew Michael Geotes was with NextHome e-Realty but is now the principal broker for NextHome Simplicity.

## **II.**

Respondent, Brittany Scott Geotes, sometimes hereinafter called “Brittany”, is an adult resident citizen of Mississippi whose last known business address of record with the Commission is 202 Klondyke Rd., Long Beach, MS 39560. Respondent Brittany Geotes is now the holder of a resident broker license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, et seq., so she is subject to the provisions, rules, regulations and statutes governing real estate brokers under Mississippi law and the administrative rules of the Mississippi Real Estate Commission. Co-Respondent Andrew Michael Geotes is now her responsible broker.

## **III.**

Respondent, Justin Allen, sometimes hereinafter called “Respondent Allen”, is an adult resident citizen of Mississippi whose last known business address of record with the Commission is 12373 US 49, Ste. 3, Gulfport, MS 39503. Respondent Broker Allen holds a resident broker license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, et seq., and so he is subject to the provisions, rules, regulations and statutes governing real estate brokers under Mississippi law and the administrative rules of the Mississippi Real Estate Commission. Respondent Allen was a principal broker for the Geotes at NextHome e-Realty.

## **IV.**

Respondent, Cheryl Johnson, sometimes hereinafter called “Broker Johnson”, is an adult resident citizen of MS whose last known business address of record with the Commission is 1803 Curcor Dr., Gulfport, MS 39507. Respondent Broker Johnson holds a resident broker license issued by the Commission pursuant to Miss. Code Ann. §§73-35-1, et seq., and so she is subject to the provisions, rules, regulations and statutes governing real estate brokers under Mississippi law and the administrative rules of the Mississippi Real Estate Commission. Broker Johnson was a principal broker for NextHome e-Realty, right after Respondent Justin Allen.

## V.

The Commission received information that the Geotes, upon going out on their own in January of 2019 with their new realty firm, NextHome Simplicity, were advertising themselves and their new real estate company in manners contrary to the Commission's advertising Rule 3.3. Specifically, the points of concern were, 1. that Brittany was advertising herself as an owner of the firm, when records from the Secretary of State's Office did not show her as an owner and she (then) only possessed a salesperson license; 2. that the Geotes only used their first names when displayed on signage; 3. that these individual agent names were of larger print than the company name; 4. that a "text" telephone number displayed on signage was larger than the company office number; 5. that signage from the Geotes' previous realty firm were still displayed, after the Geotes had started their own realty firm. Photographs of signage and websites were provided that gave some credence to these allegations. Subsequently, an investigation was conducted, finding that rider boards were improperly used by the Geotes, while with NextHome e-realty and NextHome Simplicity, that a NextHome e-Realty yard sign was improperly displayed by the Geotes, and that there was inadequate supervision by the Geotes prior principal brokers.

## VI.

Historically, in 2018, both Respondent Geotes were licensed as agents with NextHome e-Realty. Their principal brokers then were Justin Allen, for the first 5 months of 2018, and later Cheryl Johnson. In January of 2019, the Respondent Geotes left NextHome e-Realty and form their own realty firm, licensed by the Commission as NextHome Simplicity. Respondent Andrew Geotes was and is now the principal broker of that entity. Respondent Justin Allen no longer has a NextHome franchise and Respondent Cheryl Johnson has since moved on to be principal broker with Palmetto Real Estate Gulf Coast.