



Mississippi Real Estate Commission

ADMINISTRATOR
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OFFICIAL LETTER OF REPRIMAND

January 18, 2022

Felix Walker, Broker
2160 Main St., Ste. B
Madison, MS 39110

**IN RE: THE MATTER OF FELIX WALKER, BROKER
& RASHIDA WALKER, SALESPERSON**

CASE NO. 46-2104

Greetings:

The Miss. Real Estate Commission has concluded its matter of the above referenced case.

The Legal Counsel and the Investigative Staff of the Real Estate Commission determined, and the Commission subsequently decided, that the information obtained during the investigation of this complaint was sufficient to show that your actions in this matter were contrary to the Administrative Rules and/or Miss. statutes as are outlined in the informal resolution filed in the case referenced above; specifically Miss. Code Ann. §73-35-21(1) and Rules 3.1 A & F, and 4. G (5) which provide, in relevant parts, duties of a real estate licensee, and proscribed actions and omissions in the conduct of real estate activities for which the Commission has the power to sanction a licensee as the Commission deems appropriate:

The agency disclosure form (WWREB) signed by your client did not indicate, by date, that it was explained and completed before any further action on your part as an agent for this Seller. The Property Disclosure form (PCDS) contains blanks, contrary to the express instructions for proper completion of this state-mandated form. Licensees are required by the Commission's Administrative Rules to exhibit sufficient competence in ensuring that a client knows how to properly conduct themselves through a real estate transaction. That is why agents are hired.

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