



# Mississippi Real Estate Commission

ADMINISTRATOR  
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February 16, 2023

**Mary Phillips, Broker Associate**  
**C-21, Carter and Company**  
**2408 14<sup>th</sup> Street**  
**Gulfport, Mississippi 39501**

## OFFICIAL LETTER OF REPRIMAND

**MREC Case No. 2022000018**

Dear Ms. Phillips:

Pursuant to your November 18, 2022 agreement as set forth in the *Notice of Alleged Violations and Opportunity for Informal Resolution; Waiver of Formal Complaint*, the Commission voted unanimously at its February 14, 2023 meeting to approve the *Informal Resolution* as offered and agreed, and to issue this Letter of Reprimand based upon the following violations of the statutes governing real estate practice in Mississippi:

**On or about January 16, 2022, you executed a Property Condition Disclosure Statement (PCDS) for a property owned by you and presented for sale wherein said PCDS was improperly completed and contained inaccurate and/or omitted information:**

### **SECTION I.**

**Question 3:** What is the **APPROXIMATE SQUARE FOOTAGE** of the Heated and Cooled Living Area?

**YOUR RESPONSE:** "TAX"

**Question 4:** How was the approximation of the Gross Living Area (square footage) determined?

**YOUR RESPONSE:** "REALIST"

The above and foregoing described acts and omissions constitute violations of the Mississippi Real Estate Brokers License Act of 1954, as amended, Miss. Code Ann. §§73-35-1, *et seq.*, and the Rules and Regulations of the Commission, and, more specifically, Miss. Code Ann. §73-35-21(1) and §89-1-505, which provide, in relevant parts, duties of a real estate licensee, and

Mary Phillips  
February 16, 2023  
Page 2

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:

§73-35-21: Grounds for refusing to issue or suspending or revoking license; hearing

(1)  
\*\*\*

(n) Any act or conduct ...which constitutes or demonstrates ...incompetency...

§89-1-505

(1) Neither the transferor nor any listing or selling agent shall be liable for any error, inaccuracy or omission of any information delivered pursuant to Sections 89-1-501 through 89-1-523 if the error, inaccuracy or omission was not within the personal knowledge of the transferor...

**This Official Letter of Reprimand will be maintained in your permanent license file on record with the Commission.**

Sincerely,



**Robert E. Praytor**  
Administrator  
Mississippi Real Estate Commission