

ANNUAL REPORT – FY 2025



West Virginia Real Estate Commission

2006 Quarrier Street

Charleston, West Virginia 25311



ROBERT D. KENNEN
CHAIRMAN

JAMES S. WALKER
VICE CHAIRMAN

JOSEPH T. BEVIL
COMMISSIONER

**STATE OF WEST VIRGINIA
REAL ESTATE COMMISSION**

300 CAPITOL STREET, SUITE 400

CHARLESTON, WV 25301

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MARGARET BARTLES
SECRETARY

PAMELA HYLBERT-EDER
COMMISSIONER

KERI L. FERRO
EXECUTIVE DIRECTOR

December 30, 2025

Patrick Morrissey
Governor of West Virginia
State Capitol
1900 Kanawha Blvd., East
Charleston, WV 25305

Dear Governor:

On behalf of the West Virginia Real Estate Commission, we are pleased to provide you with our Annual Report for FY2025. This report is hereby submitted in compliance with mandates of the statutory requirements of W.Va. Code §30-1-12(b).

Respectfully,

A handwritten signature in black ink, appearing to read "Robert Kennen".

Robert D. Kennen
Chairman

A handwritten signature in blue ink, appearing to read "Keri L. Ferro".

Keri Ferro, Ed.D.
Executive Director

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WEST VIRGINIA STATE REAL ESTATE COMMISSION

Board Member

Term Limit

Robert D. Kennen	Chairman	June 30, 2025
James S. Walker	Vice-Chairman	June 30, 2026
Margaret S. Bartles	Secretary	June 30, 2028
Joseph T. Bevil	Member	June 30, 2027
Pamela G. Hylbert-Eder	Member	June 30, 2026

FUNCTIONS OF THE WEST VIRGINIA REAL ESTATE COMMISSION

The functional objectives of the Real Estate Commission are to administer the provisions of the West Virginia Real Estate License Act in such a manner as to protect the public's best interest and welfare in their real estate dealings through agents. (Chapter 30, Article 40, Code of West Virginia).

The programs of this agency can be generally classified into Administration and Enforcement. These functions include:

- A) Process and qualify applications for licenses
- B) Investigate and test applicants
- C) Issue licenses to qualified applicants
- D) Inspect licensed agents for conformance with the Act
- E) Investigate complaints
- F) Investigate unlicensed activity
- G) Conduct hearings for possible suspension or revocation of a license
- H) Renew licenses
- I) Regulate and accredit schools and instructors offering real estate courses to applicants for real estate license

WEST VIRGINIA REAL ESTATE COMMISSION
STATEMENT OF REVENUES AND DISBURSEMENTS
FOR THE PERIOD JULY 1 THROUGH JUNE 30

REVENUE	FY 24	FY 25
License Renewal Fees:		
• Broker	\$190,250	\$200,830
• Salesperson	\$380,475	\$396,600
• Branch Office	\$14,250	\$15,150
Application Fees	\$77,530	\$69,000
Examination Fees	\$24,395	\$22,235
Change of Broker	\$19,140	\$14,270
Certifications of Licensure	\$6,400	\$5,910
CE/Pre-License Education Approval Fees	\$12,965	\$9,270
Other Revenue	<u>\$19,300</u>	<u>\$15,040</u>
 TOTAL REVENUE	 \$738,765	 \$748,305

DISBURSEMENTS	FY 24	FY 25
Personnel Services	\$314,708	\$341,698
Employee Benefits	\$124,314	\$165,693
Office Expense	\$3,108	\$2,160
Printing	\$1,786	\$2,865
Rental Expense	\$53,438	\$51,717
Telecommunications	\$9,990	\$10,022
Contractual Services	\$3,666	\$2,317
Professional Services	\$48,535	\$19,127
Travel	\$49,020	\$45,557
Computer Services	\$89,649	\$20,677
Equipment Maint. & Rental	\$949	\$1,687
Association Dues	\$3,241	\$3,151
Insurance	\$5,172	\$5,540
Advertising	\$5,000	\$0
Hospitality & Food	\$5,336	\$6,252
Postage & Freight	\$18	\$44
Payment of Claims	\$0	\$0
Miscellaneous & Other	<u>\$426</u>	<u>\$503</u>
 TOTAL DISBURSEMENTS	 <u>\$718,355</u>	 <u>\$679,010</u>

Disciplinary Actions

FY2024 Complaints

P-24-001	Leewaye & Marquez -vs- Laura Collins	Dismissed
L-24-002	Kenneth Bryant -vs- David Chinn	Probable Cause
L-24-003	Kenneth Bryant -vs- David Chinn	Dismissed
L-24-004	Kenneth Bryant -vs- David Chinn	Dismissed
C-24-005	WV REC -vs- Apryll Lynn Boggs	Probable Cause
C-24-006	WV REC -vs- Paul B. Napoli	Probable Cause
C-24-007	WV REC -vs- Edwin N. James	Probable Cause
L-24-008	Keith Summers & Josh Miller -vs- Stephanie Lemley, Donnie Smith & Jennifer Hagerty	Dismissed
L-24-009	Kenneth Bryant -vs- David Chinn	Probable Cause
P-24-010	James J. Cassidy -vs- Diana Schultz Gillenwater	Dismissed
P-24-011	Clyde G. Way -vs- Louise Goode & Geni Armstrong	Dismissed
C-24-012	WV REC -vs- Travis Broadwater	Dismissed
C-24-013	WV REC -vs- Steve DeBrueler & Gillian Greenfield	Probable Cause
C-24-014	WV REC -vs- Brian Brockman	Dismissed
P-24-015	T&C Investments LLC -vs- Chris Ross	Dismissed
L-24-016	Brittany Newman -vs- Robert Krop & Charles Hawley	Probable Cause
P-24-017	Kevin Matthews -vs Taylor Ramsey & Blake Shamblin	Dismissed
C-24-018	WV REC -vs- Lisa Lyons	Probable Cause
C-24-019	WV REC -vs- Sean Beuche	Probable Cause
P-24-020	Thomas Dukas -vs- Lisa Lyons	Probable Cause
P-24-021	Nina Ward & Family -vs- Joseph Matterson Haverty	Dismissed
C-24-022	WVREC -vs- David Durbin	Probable Cause
C-24-023	WVREC -vs- Roxanna L. Helmick & Destiny D. Kuhlman	Probable Cause
C-24-024	WVREC -vs- Casey Michelle Lambert & Thomas Garten	Probable Cause
P-24-025	Tina Bordenet -vs- Dave & Cheryl Hobba	Dismissed
P-24-026	Nathalie Winters -vs- Ken & Lynn Judy	Probable Cause

P-24-027	Robert & Lorraine Bollacker -vs- Charlotte Sherman & Rebecca Moore	Probable Cause
C-24-028	WVREC -vs- Robert Dean Cooper Jr. & Samantha L. Howard	Probable Cause
C-24-029	WVREC -vs- Logan Williams	Probable Cause
C-24-030	WVREC -vs- Joseph W. Deeds & David M. Mundy	Probable Cause
P-24-031	Donna Tennant & Helen Frank -vs- Sandra L. Howery	Dismissed
P-24-032	Josiah & Heather McBride -vs- Mark McNeely	Dismissed
P-24-033	Henry Richter -vs- Tavien Sines	Dismissed
L-24-034	Charity Greenfield -vs- Leon Wilson & Kathy Cummings	Dismissed
C-24-035	WVREC -vs- Robert C. Dunavent	Probable Cause
C-24-036	WVREC -vs- Francis McGuire	Probable Cause
C-24-037	WVREC -vs- Cheryl A. Donohoe & Krystle M. Bailey	Probable Cause
C-24-038	WVREC -vs- Brandon E. Ferrari	Probable Cause
P-24-039	Straley & Kowalewski -vs- George Poole & Sharon Hopkins	Dismissed
P-24-040	Leo Lukas -vs- Karen Shreve	Dismissed
P-24-041	Craig Scott -vs- Brandi Marcum	Dismissed
C-24-042	WVREC -vs- Scott O. Reid	Dismissed
C-24-043	WVREC -vs- Leon Hunter Wilson	Probable Cause
C-24-044	WVREC -vs- Andrew Lapkoff	Dismissed
C-24-045	WVREC -vs- Paul Katrivanos	Probable Cause
C-24-046	WVREC -vs- Charles Perry Hawley	Dismissed
P-24-047	Austin Springfield -vs- Kristin Columbo Messenger	Dismissed

FY2025 Complaints

25-001-L	Alice Jane Wilson -vs- Floyd "Buddy" Hodge	Dismissed
25-002-L	Robert Gainver -vs- Lee C. Paull IV	Dismissed
25-003-P	Michael Morgan -vs- Joe R. Pyle	Dismissed
25-004-C	WVREC -vs- Tiffany Moore	Probable Cause
25-005-C	WVREC -vs- Holly Malcomb	Probable Cause
25-006-C	WVREC -vs- Colodius Anderson	Probable Cause

25-007-L	Tom Carpenter -vs- Chris Thomas	Dismissed
25-008-L	Tom Carpenter -vs- Chris Thomas	Dismissed
25-009-C	WVREC -vs- Amanda (Liggett) Moore	Probable Cause
25-010-L	Robert Krop -vs- Gabrielle Williams	Dismissed
25-011-L	Gabrielle Williams -vs- Robert Krop	Probable Cause
25-012-L	Joshua McGrath -vs- Isaac "Quinte" Noyes Smith V	Probable Cause
25-013-L	David and Cyndie Chinn -vs- Steve Yost and Charlene Morey	Dismissed
25-014-P	Stacey Williams -vs- Rebecca L. Mace	Open
25-015-C	WVREC -vs- William Francis Robie	Dismissed
25-016-C	WVREC -vs- William Jackson Walker	Dismissed
25-017-C	WVREC -vs- Jeannene Renee Marconi	Dismissed
25-018-C	WVREC -vs- James Lenoir Woltz	Dismissed
25-019-C	WVREC -vs- Robert Martin Orr	Dismissed
25-020-C	WVREC -vs- Louis W. Kluger	Dismissed
25-021-C	WVREC -vs- Jason William Powell	Dismissed
25-022-C	WVREC - vs- Mark Robert Bittenbender	Dismissed
25-023-C	WVREC -vs- Kristen Zimmerman	Dismissed
25-024-C	WVREC -vs- Maria Magdalena Ramirez	Dismissed
25-025-C	WVREC -vs- Juan Francisco Campos	Dismissed
25-026-P	Allan & Belinda Young -vs- Marcy L. Smith	Dismissed
25-027-P	Cindy Greenblatt -vs- David Sibray	Dismissed
25-028-L	Jamie Craig -vs- Stephanie Lemley and Kathleen Johnson	Dismissed
25-029-C	WVREC -vs- Daniel Leon Plumbon	Dismissed
25-030-C	WVREC -vs- Earl Middleton Mackintosh	Dismissed

25-031-C	WVREC -vs- Mark McCoy Haverty	Probable Cause
25-032-P	Joshua Morgart -vs- Chad Haywood & Ashley Charlton	Probable Cause
25-033-P	Jerry & Kristeen Dowdall -vs- Marie McDavid & J. Craig Allison and Josh Scott & Joshua A. McGrath	Dismissed
25-034-C	WVREC -vs- R. Michael Haywood	Probable Cause
25-035-P	Dalton H. Tenney -vs- Sarah Wade	Dismissed
25-036-P	Beverly Purnell -vs- Lynn & Kenneth Judy	Dismissed
25-037-P	James Hearn & Melissa Kerrigan -vs- Angela Zimmerman & Mary Pyles	Dismissed
25-038-P	Steven & Lori McGlumphy -vs- Margie Molnar & Martha Hilton	Dismissed
25-039-P	WBOR Board of Directors -vs- Christopher M. Thomas	Dismissed
25-040-C	WVREC -vs- Kristina L. Granados (WVS210301461)	Probable Cause
25-041-C	WVREC -vs- Jamie Lee Clutter (WVS230302953) & Anthony Viola	Probable Cause
25-042-C	WVREC -vs- George Matthew Garten (WVB240300997)	Probable Cause
25-043-C	WVREC -vs- Pakeeza Ahktar (WVB230300948)	Probable Cause
25-044-C	WVREC -vs Sharyn Thur (WVB240300990)	Probable Cause
25-045-C	WVREC -vs- Alex Everest (WVB220300806)	OPEN
25-046-C	WVREC -vs- Barbara Louise Alexander (WV0014918)	Dismissed

25-047-C	WVREC -vs- Maxwell Robert Baker (WVB220300796)	Dismissed
25-048-C	WVREC -vs- Louis V. Oliva (WV0027510)	Probable Cause
25-049-P	Brett & Selin Steinacher -vs- Kristen Barbour	Dismissed
25-050-P	Charles Wright & Gina Smith -vs- Tom Carpenter & Mary Kowalo	Dismissed
25-051-P	Sidney Cassel -vs- Robert Keiffer	Dismissed
25-052-P	Lynn Street LLC - Josie Olivences & Deep Prince -vs- Pamela D. Casto & Beverly Flynn	Dismissed
25-053-L	Brandon Waugerman -vs- Brian Haufe & Cheryl Hook	Dismissed
25-054-P	Paul Phillips -vs- Robert Dean Cooper Jr. / Jessica Lynn Jarrett & Josh McGrath	Dismissed
25-055-P	Amanda Holcomb -vs- Lawrence Ickes	Dismissed
25-056-C	WVREC -vs- Dean Dawson	Dismissed
25-057-C	WVREC -vs- Lisa Ball & Susan Louise Burfield	Probable Cause
25-058-C	WVREC -vs- Mark McCoy Haverty	Probable Cause
25-059-P	Janel & Geoff Olds -vs- Tom Tinsley & Drew Peters	Probable Cause
25-060-P	Malisha Eley -vs- Jessica Jarrett & Robert Cooper, Jr.	Dismissed
25-061-P	Michael & Adrienne LeHew -vs- Robert Andrew "Drew" Johnson & Benjamin Thomas "Ben" Rickards	Dismissed
25-062-L	Alexis Cumpston -vs- Christopher M. Thomas	Dismissed
25-063-L	Alexis Cumpston -vs- Christopher M. Thomas	Dismissed
25-064-P	Anita Kumar -vs- Ranan Singh	Dismissed

Number of Brokers, Associate Brokers, & Salespersons by County

FY 2024 Licensees by County

County	Brokers	Associate Brokers	Salespersons
Barbour	0	0	6
Berkeley	60	26	391
Boone	2	1	6
Braxton	2	2	6
Brooke	0	2	18
Cabell	25	7	151
Calhoun	2	2	6
Clay	1	0	1
Doddridge	0	0	5
Fayette	6	3	26
Gilmer	2	0	5
Grant	4	0	17
Greenbrier	29	9	120
Hampshire	12	4	41
Hancock	6	5	25
Hardy	7	4	25
Harrison	18	13	146
Jackson	7	1	43
Jefferson	43	13	269
Kanawha	62	29	338

Lewis	5	0	29
Lincoln	1	0	7
Logan	2	1	14
Marion	14	11	103
Marshall	2	4	37
Mason	3	2	23
McDowell	0	0	1
Mercer	17	4	79
Mineral	5	2	28
Mingo	4	0	2
Monongalia	36	22	317
Monroe	3	1	26
Morgan	7	3	38
Nicholas	3	2	26
Ohio	19	8	113
Pendleton	6	2	10
Pleasants	3	1	5
Pocahontas	11	3	24
Preston	10	7	34
Putnam	28	11	172
Raleigh	18	10	125
Randolph	9	3	23
Ritchie	2	0	4
Roane	3	3	12
Summers	1	1	10

Taylor	2	0	18
Tucker	6	2	9
Tyler	1	0	5
Upshur	7	4	23
Wayne	4	0	34
Webster	1	0	0
Wetzel	3	3	9
Wirt	0	0	1
Wood	22	11	134
Wyoming	0	0	5

FY 2025 Licensees by County

County	Brokers	Associate Brokers	Salespersons
Barbour	0	0	0
Berkeley	149	55	732
Boone	3	1	7
Braxton	2	0	0
Brooke	3	1	0
Cabell	39	17	304
Calhoun	2	1	0
Clay	1	0	0
Doddridge	0	0	0
Fayette	11	2	14
Gilmer	3	2	12

Grant	3	0	7
Greenbrier	36	15	193
Hampshire	17	10	71
Hancock	8	3	58
Hardy	9	4	27
Harrison	25	12	160
Jackson	10	3	64
Jefferson	76	42	499
Kanawha	76	40	426
Lewis	4	1	17
Lincoln	0	0	0
Logan	3	1	14
Marion	21	5	86
Marshall	3	0	10
Mason	4	2	14
McDowell	0	0	0
Mercer	24	5	95
Mineral	10	2	38
Mingo	3	1	2
Monongalia	69	29	334
Monroe	3	0	8
Morgan	9	15	72
Nicholas	4	3	29
Ohio	19	16	118
Pendleton	12	2	29

Pleasants	2	0	4
Pocahontas	18	5	30
Preston	14	7	27
Putnam	26	12	147
Raleigh	25	16	150
Randolph	10	1	28
Ritchie	3	0	4
Roane	2	2	5
Summers	1	0	0
Taylor	0	0	0
Tucker	8	3	16
Tyler	0	0	0
Upshur	8	4	21
Wayne	3	0	12
Webster	1	0	0
Wetzel	5	0	23
Wirt	0	0	0
Wood	37	12	159
Wyoming	0	0	0

Commission Meeting Minutes

Active Licensee Rosters