

BEFORE THE WEST VIRGINIA REAL ESTATE COMMISSION

WEST VIRGINIA REAL ESTATE COMMISSION,

Complainant,

V.

Formal Complaint No. 27-001-P

**DREMA KAY DAVIS,
Licensed Real Estate Salesperson**

Respondent.

CONSENT DECREE

Respondent Drema Kay Davis (“Respondent”) and the West Virginia Real Estate Commission (“Commission”) enter into the following Consent Decree for the purpose of resolving the above-styled complaint. As reflected in this Consent Decree, the parties have reached an agreement in which Respondent agrees and stipulates to the Findings of Fact, Conclusions of Law, and disposition of this matter. The Commission, having approved such agreement, does hereby Find and Order as follows:

FINDINGS OF FACT

1. Respondent is a licensed real estate salesperson in the State of West Virginia, holding license number WV0020927.
2. At all times relevant, Respondent was licensed with Old Colony Company of Greater Teays Valley in Hurricane, West Virginia, under the supervision of licensed real estate broker Mark L. Mansour.
3. On or about June 26, 2026, the Commission received a Formal Complaint filed against Respondent by Ronald Lloyd Francis of Saint Albans, West Virginia, regarding

Respondent's representation of Mr. Francis in his desire to purchase a property (77 Johns Street, Culloden, West Virginia) which was listed by Respondent.

4. With Respondent's assistance, Mr. Francis submitted an offer to purchase the property that ultimately was not accepted by the seller.

5. Mr. Francis makes numerous allegations in his Complaint concerning Respondent's handling of the transaction, none of which constitute a violation of the *West Virginia Real Estate License Act*. However, based on the Commission's review of the Complaint and accompanying transaction documents, the only potential violation of the *West Virginia Real Estate License Act* relates to the Notice of Agency Relationship Form. Specifically, Respondent indicated on the Form that she represented "Buyer/Lessee as Designated Dual Agent" when she represented "Both Seller/Lessor and Buyer/Lessee as a Limited Dual Agent."

6. At its August 12, 2026, meeting, the Commission determined there was probable cause to conclude that Respondent's error on the Notice of Agency Relationship Form violated the *West Virginia Real Estate License Act* and authorized the proposal of a consent decree to resolve the matter.

CONCLUSIONS OF LAW

1. Pursuant to the *West Virginia Real Estate License Act*, West Virginia Code § 30-40-1, et seq., the Commission is charged with the regulation of the practice of real estate brokerage in this State, and, thus, has jurisdiction over this Formal Complaint.

2. In relevant part, West Virginia Code § 30-40-7(l) authorizes the Commission to impose sanctions for violations of the *West Virginia Real Estate License Act*, including, but not limited to, an administrative fine not to exceed \$1,000 per day per violation; probation; revocation;

suspension; restitution; additional education; denial of future license; downgrade of license; reprimand; and/or the return of compensation collected from an injured consumer.

3. The lack of an accurate Notice of Agency Relationship Form violates West Virginia Code § 30-40-26(d) and Legislative Rule, 174 W. Va. C.S.R. 1 § 16.

CONSENT

By signing below, Respondent agrees to the following:

1. Respondent has had the opportunity to consult with counsel and executes this Consent Decree voluntarily, freely, without compulsion or duress and mindful that it has legal consequences. No person or entity has made any promise or given any inducement whatsoever to encourage Respondent to make this settlement other than as set forth herein. Respondent acknowledges that she may pursue this matter through appropriate administrative proceedings and is aware of her legal rights regarding this matter, but intelligently and voluntarily waives such rights.

2. Respondent acknowledges the Findings of Fact set forth above, admits that there is probable cause to conclude that the violations set forth above in the Conclusions of Law occurred, and consents to the entry of the following Order:

ORDER

On the basis of the foregoing, the Commission hereby ORDERS as follows:

1. Respondent is reprimanded.

2. Respondent shall take steps in the future to ensure that her Notice of Agency Relationship Forms are accurate.

CONSENT DECREE AGREED TO BY:

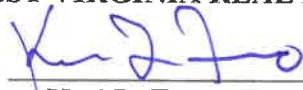

Drema Kay Davis, Salesperson

8-24-26
Date

ENTERED into the records of the Real Estate Commission this:

30 day of August, 2026.

WEST VIRGINIA REAL ESTATE COMMISSION,

By: 
Keri L. Ferro, Executive Director