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Domain 25 - Real Estate Commission

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License Fed Tax # 409292166 Lic Type 2501 - Real Estate Agent Expires On 07/13/2014 File # 318029 Name BOYD, BERLIN FITZGERALD Extended To License # 318029 Rank AF - Affiliate Broker Renewed On 08/31/2012 Entity # 311558 Lic Status Expired		<input type="button" value="Licensee"/> <input type="button" value="History"/> <input type="button" value="Notes"/> <input type="button" value="Notes History"/> <input type="button" value="Back"/>								
Address Street # 449 Street MONROE AVE Line 2 Line 3 City MEMPHIS State TN Zip 38103 Routing Latitude 35.1411159 Longitude -90.0420317										
Other 1st License Date 07/14/2008 Rank Date 07/14/2008 Certificate # 453838 Method I-S-1020 Status Date 09/12/2014 Certificate Date 08/31/2012 Fee Exempt No Birth Date 04/01/1977 Renewal Sent										
Select Action <input type="text" value="Attachments"/>										
Modifiers <table border="1"> <thead> <tr> <th>Type</th> <th>Modifier</th> <th>Effective Date</th> <th>Additional Info</th> </tr> </thead> <tbody> <tr> <td colspan="4">No items found.</td> </tr> </tbody> </table>			Type	Modifier	Effective Date	Additional Info	No items found.			
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REINSTATEMENT ORDER

Effective April 4, 2013, the Tennessee Real Estate Commission adopted Commission Policy Statement number 2013-CPS-002 which allows for the reinstatement/renewal of a license more than sixty (60) days after the expiration date of the license, as authorized by Tennessee Code Annotated § 62-13-319.

DEFINITIONS

The definitions set out in Tennessee Code Annotated Title 62, Chapter 13 and the rules promulgated hereunder are applicable to this Reinstatement Order.

AUTHORITY AND JURISDICTION

Tennessee Code Annotated Title 62, Chapter 13 authorizes the Commission to reinstate a license after a failure to pay a renewal fee and to make such reinstatement subject to the applicant's compliance with such reasonable conditions as the Commission may prescribe.

STIPULATED FINDINGS OF FACT

1. Respondent, Berlin Boyd allowed Tennessee real estate license number 318029 to expire on 7/13/14. Respondent applied for reinstatement on or about 12/15/14.

STIPULATED CONCLUSIONS OF LAW

1. Tennessee Code Annotated § 62-13-319 authorizes the Commission to reinstate a license subject to conditions:
 - (a) The license of any broker, affiliate broker, time-share salesperson or acquisition agent who fails timely to pay a renewal or retirement fee or to comply with any prerequisite or condition to licensure or renewal may be reinstated without examination within sixty (60) days after the expiration of the license upon providing proof of compliance with such prerequisites or conditions, including payment of any penalty fee arising from such failure to comply with any prerequisite or condition to renewal prior to the expiration date of the license, and payment of the renewal fee, plus an additional penalty fee of not more than one hundred dollars (\$100.00) per month. Any person desiring reinstatement thereafter must reapply for licensure; provided, however, that the Commission may, in its discretion:

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Initial _____

