



# IDFPR

## Illinois Department of Financial and Professional Regulation

Division of Real Estate

[idfpr.illinois.gov](http://idfpr.illinois.gov)

**JB PRITZKER**  
Governor

**MARIO TRETO, JR.**  
Secretary

**LAURIE MURPHY**  
Director

### **Real Estate Administration and Disciplinary Board** **Minutes of Open Session**

Meeting Date: September 11, 2025

Location: IDFPR - Division of Real Estate  
555 West Monroe Street 5<sup>th</sup> Floor, Conference Room 5C5  
Chicago, IL 60661  
And  
Via Interactive Video Conference  
320 West Washington Street, 2<sup>nd</sup> Floor, Conference Room 258  
Springfield, IL 62786

Board Member(s) Present:  
At Chicago Location: Loretta Alonzo-Deubel, Gaspar Flores, Jr., Alberta Johnson, Theodore Yi

Board Member(s) Present  
at Springfield location: David Levin, Carol Meinhart, Michael Oldenettel, Norman Willoughby

Board Member(s) Absent: Valerie Acosta, Oralia Herrera, Shirin Marvi, Nykea Pippion-McGriff, Victoria Sampah

Division Staff Present: Jeremy Reed – Deputy Director of the Division of Real Estate  
Jennifer Rossiter Moreno – Real Estate Coordinator  
Adrienne Levatino – Associate General Counsel  
Nathaniel Chandler – Chief of Licensing and Education  
Merle Shearer – Chief of Prosecutions  
Hector Rodriguez – Chief of Investigations  
Asna Aliuddin – Staff Attorney  
Kim Prickett – Operations Manager  
Maria Lopez – Board Liaison  
Mary Crocker – Appraisal Education

Guest(s) Present:

Kirk Antkiewicz – Chicago Association of Realtors  
Young Brockhouse – Illinois Realtors  
Rocky Esposito – AHI Real Estate  
Marilyn Glazer – Colibri RE Express  
Larry Toban – Real Estate Institute  
Cleo Aquino – SPIRE RE Education  
Jamie Illingworth – The CE Shop  
Mike Fair – Your House Academy

Call to Order:

The meeting was called to order at 9:43 a.m. by Chair Jennifer Rossiter Moreno. The Board members present constituted a quorum of the Board.

Approval of Minutes:

Board members reviewed the Minutes of the open session of the August 14, 2025, Board meeting. A motion was then made by Alonzo-Deubel and seconded by Johnson to approve the August 14, 2025, open session minutes. The motion was passed unanimously.

Public Comments:

There were no comments from members of the public.

Staff Reports:

Licensing:

The 2025 Licensing Report for activity conducted in August was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Education:

Nathaniel Chandler reported that the licensing exam review process has entered its next phase: updating the broker and managing broker state portions.

Complaints:

The 2025 Complaints Report through the month of August was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Audits:

The Audits Report for activity conducted in August 2025 was distributed. A copy of the report is attached to and made a part of these minutes.

Investigations:

The 2025 Investigations Report through the month of August was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Prosecutions:

The 2025 Prosecutions Report through the month of August was presented and distributed. A copy of the report is attached to and made a part of these minutes.

Formal Hearing Schedule:

There are no formal hearings scheduled at this time.

Old Business:

None

|                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| New Business:                                                           | The proposed calendar for 2026 was reviewed and approved.<br>A Motion to approve the 2026 READ Schedule of Meetings was made by Flores and seconded by Alonzo-Deubel. The Motion was passed unanimously.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Closed Session:                                                         | A motion was made at 9:58 a.m. by Flores and seconded by Levin, to enter into Closed Session for the purposes set forth in Sections 2(c)(4), (15) and 21 of the Open Meetings Act. The Motion was passed unanimously upon a roll call vote.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Review of Minutes:                                                      | The Board reviewed the closed session minutes of its July 10, 2025, meeting.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Deliberations:                                                          | The Board deliberated on pending disciplinary matters pursuant to Section 20-64 of the Real Estate License Act of 2000.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Consumer Complaints Review<br>And Case File Review<br>Committee Report: | <p><u>August 6, 2025</u><br/>Six cases were recommended for closure by Investigations.<br/>Six cases were referred to Prosecutions by Investigations.<br/>One case is to be closed by Prosecutions.<br/>Fifteen complaints were referred to Investigations.<br/>Five complaints were recommended for closure.</p> <p><u>August 20, 2025</u><br/>Twelve cases were recommended for closure by Investigations.<br/>One case was referred to Prosecutions by Investigations.<br/>Two cases are to be closed by Prosecutions.<br/>Fourteen complaints were referred to Investigations.<br/>Six complaints were recommended for closure.</p> <p><u>September 3, 2025</u><br/>Six cases were recommended for closure by Investigations.<br/>Two cases were referred to Prosecutions by Investigations.<br/>Four cases are to be closed by Prosecutions.<br/>Seven complaints were referred to Investigations.<br/>Thirteen complaints were recommended for closure.</p> |
| Motion To Return to Open Session:                                       | A Motion was made at 11:10 a.m. by Flores and seconded by Willoughby, to return to open session. The Motion was passed unanimously.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Approval of Minutes:                                                    | A motion was made by Flores and seconded by Johnson, to approve the closed minutes of the August 14, 2025, Board meeting as presented and to keep them closed. The motion was passed unanimously.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Ratify Actions Taken in Closed Session:                                 | A motion was made by Johnson and seconded by Flores to ratify the actions of the Consumer Complaint Review (CCR) and Case File Review Committee (CRC) and to ratify the recommendations made by the Board in Closed Session. The motion was passed unanimously.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

Recommendations: The Board deliberated on two cases: 2024-02754 and 2024-09119. The board agreed upon the discipline to be recommended and signed the Findings of Fact

Orders: Twelve Orders were reviewed and discussed in Closed Session.

The Board received a report reflecting that the Director had taken final action on Consent Orders previously signed by the Board:

2018-05430 Latasha Watts  
2020-01459 Antuane King  
2022-07912 Michael LePore  
2024-07067 Leigh Marcus  
2025-04467 Alice M Green  
2025-06669 David Ingram

Minutes Remain Closed: A motion was made by Alonzo-Deubel and seconded by Flores that all minutes of all closed sessions of the READ Board meetings remain and be kept closed. The motion was passed unanimously.

Adjournment: There being no further business, a motion was made at 11:13 a.m. by Levin and seconded by Meinhart to adjourn the meeting. The motion was passed unanimously.

|               |                                |                     |                     |                 |               |  |
|---------------|--------------------------------|---------------------|---------------------|-----------------|---------------|--|
|               | <b>LICENSE REPORT</b>          |                     |                     |                 |               |  |
|               | <b>CALENDAR YEAR 2025</b>      |                     |                     |                 |               |  |
|               | <b>AUGUST</b>                  |                     |                     |                 |               |  |
|               |                                |                     |                     |                 |               |  |
| <b>Prefix</b> | <b>PROFESSION</b>              | <b>SPONSOR CHG.</b> | <b>INITIAL LIC.</b> | <b>RENEWALS</b> | <b>ACTIVE</b> |  |
| 471           | RE Managing Broker             | 75                  | 38                  | 50              | 13,628        |  |
| 473           | Residential Leasing Agent      | 31                  | 50                  | 7               | 3,432         |  |
| 475           | Real Estate Broker             | 630                 | 284                 | 39              | 57,385        |  |
| 477           | RE Branch Office               | 82                  | 9                   | 2               | 1,176         |  |
| 478           | Real Estate Broker Corporation | 3                   | 3                   | 5               | 2,812         |  |
| 479           | Real Estate Broker Partnership | 0                   | 0                   | 0               | 20            |  |
| 481           | RE Limited Liability Firm      | 7                   | 29                  | 14              | 2,344         |  |
| 495           | RE Virtual Office              | 0                   | 4                   | 1               | 125           |  |
| 515           | RE Education Provider          | 0                   | 0                   | 3               | 58            |  |
| 512           | RE Pre-Lic Instructor          | 0                   | 1                   | 2               | 237           |  |
| 513           | RE Pre-Lic Course              | 0                   | 2                   | 6               | 340           |  |
| 563           | RE CE Instructor               | 0                   | 4                   | 1               | 111           |  |
| 564           | Real Estate CE Course          | 0                   | 23                  | 8               | 504           |  |
|               | <b>TOTAL</b>                   | <b>828</b>          | <b>447</b>          | <b>138</b>      | <b>82,172</b> |  |
|               |                                |                     |                     |                 |               |  |

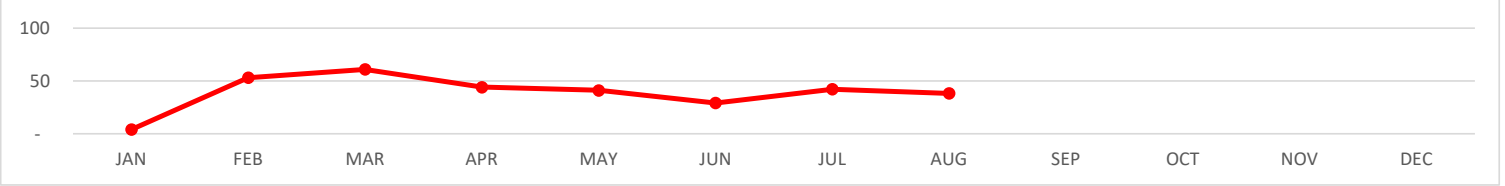
MANAGING BROKER 2025

|                   | JAN    | FEB    | MAR    | APR    | MAY    | JUN    | JUL    | AUG    | SEP | OCT | NOV | DEC |
|-------------------|--------|--------|--------|--------|--------|--------|--------|--------|-----|-----|-----|-----|
| INITIAL LIC.      | 4      | 53     | 61     | 44     | 41     | 29     | 42     | 38     |     |     |     |     |
| RENEWALS          | 283    | 2,622  | 2,573  | 6,796  | 701    | 173    | 126    | 50     |     |     |     |     |
| SPONSOR CHG.      | 104    | 87     | 130    | 91     | 103    | 84     | 91     | 75     |     |     |     |     |
| 2025 TOTAL ACTIVE | 14,911 | 14,939 | 14,994 | 15,017 | 15,055 | 13,377 | 13,529 | 13,628 |     |     |     |     |

MANAGING BROKER 2024

|                   | JAN    | FEB    | MAR    | APR    | MAY    | JUN    | JUL    | AUG    | SEP    | OCT    | NOV    | DEC    |
|-------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| INITIAL LIC.      | 54     | 39     | 41     | 98     | 24     | 37     | 33     | 21     | 22     | 23     | 19     | 10     |
| RENEWALS          | 18     | 20     | 22     | 43     | 37     | 19     | 14     | 14     | 14     | 18     | 8      | 8      |
| SPONSOR CHG.      | 76     | 81     | 70     | 85     | 82     | 65     | 68     | 91     | 96     | 106    | 74     | 86     |
| 2024 TOTAL ACTIVE | 14,383 | 14,442 | 14,510 | 14,636 | 14,689 | 14,749 | 14,779 | 14,814 | 14,838 | 14,868 | 14,887 | 14,893 |

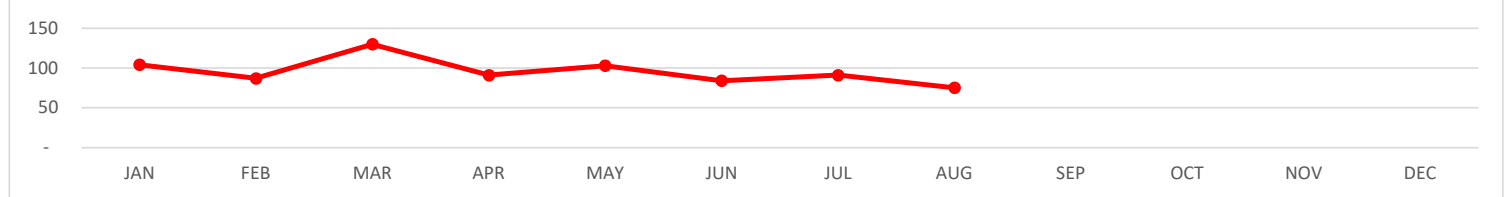
2025 Managing Broker Initial Licenses Issued



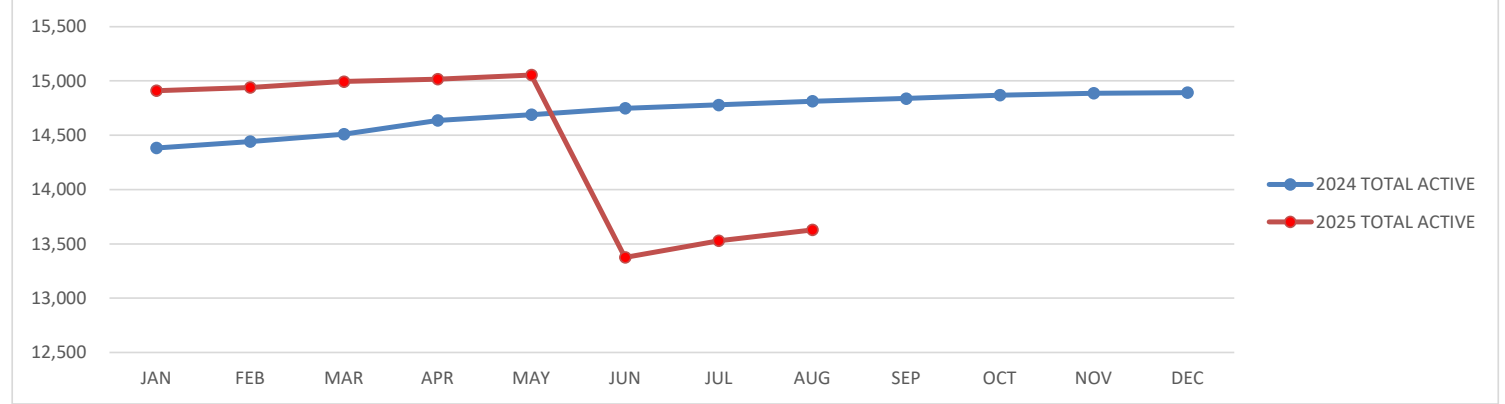
2025 Managing Broker Renewals by Month



2025 Manging Broker Sponsor Changes by Month



2025 v. 2024 Active Managing Brokers



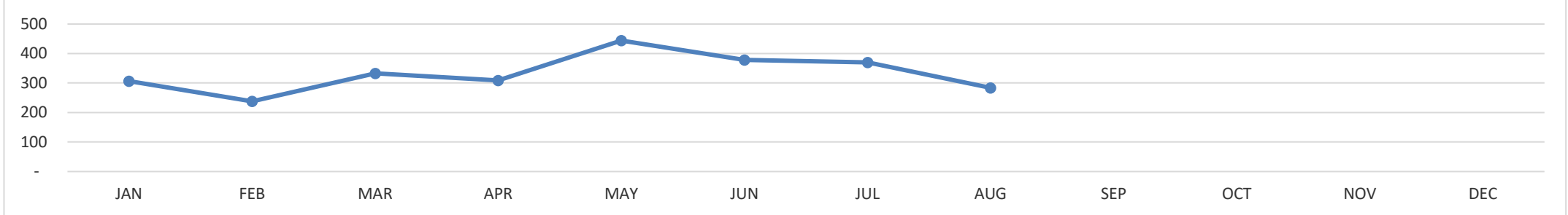
BROKER 2025

|                   | JAN    | FEB    | MAR    | APR    | MAY    | JUN    | JUL    | AUG    | SEP | OCT | NOV | DEC |
|-------------------|--------|--------|--------|--------|--------|--------|--------|--------|-----|-----|-----|-----|
| INITIAL LIC.      | 307    | 238    | 333    | 309    | 444    | 378    | 370    | 284    |     |     |     |     |
| RENEWALS          | 58     | 48     | 72     | 84     | 48     | 46     | 45     | 39     |     |     |     |     |
| SPONSOR CHG.      | 950    | 720    | 882    | 615    | 684    | 588    | 847    | 630    |     |     |     |     |
| 2025 TOTAL ACTIVE | 54,991 | 55,245 | 55,576 | 55,920 | 56,359 | 56,752 | 57,106 | 57,385 |     |     |     |     |

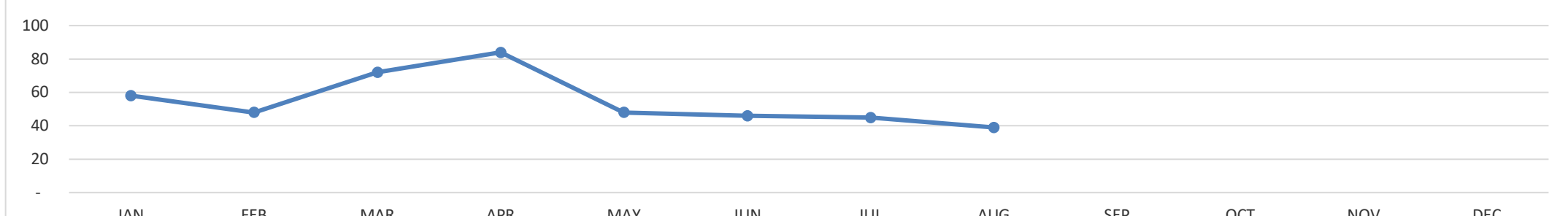
BROKER 2024

|                   | JAN    | FEB    | MAR    | APR    | MAY    | JUN    | JUL    | AUG    | SEP    | OCT    | NOV    | DEC    |
|-------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| INITIAL LIC.      | 345    | 349    | 366    | 375    | 408    | 401    | 298    | 302    | 317    | 301    | 279    | 249    |
| RENEWALS          | 38     | 8,404  | 8,586  | 29,260 | 2,877  | 362    | 288    | 196    | 140    | 80     | 57     | 49     |
| SPONSOR CHG.      | 945    | 766    | 892    | 881    | 616    | 498    | 617    | 688    | 848    | 1,458  | 680    | 766    |
| 2024 TOTAL ACTIVE | 59,948 | 60,258 | 60,624 | 61,019 | 61,396 | 52,395 | 52,892 | 53,426 | 53,787 | 54,119 | 54,424 | 54,679 |

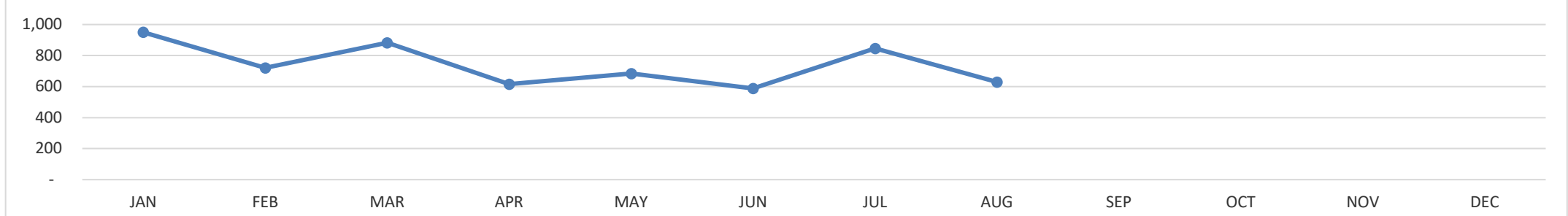
2025 Initial Broker Licenses Issued by Month



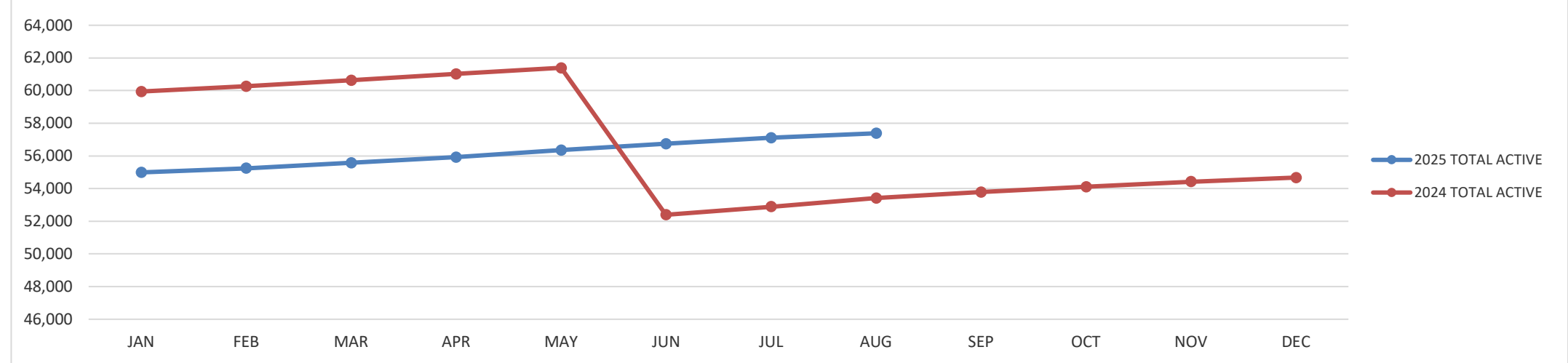
2025 Broker Renewals by Month



2025 Broker Sponsor Changes by Month



2025 v. 2024 Active Brokers by Month



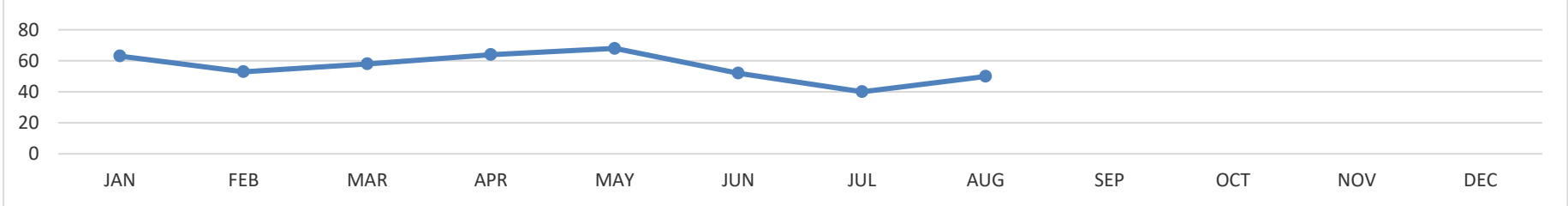
RESIDENTIAL LEASING AGENT 2025

|                   | JAN   | FEB   | MAR   | APR   | MAY   | JUN   | JUL   | AUG   | SEP | OCT | NOV | DEC |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|-----|-----|-----|-----|
| INITIAL LIC.      | 63    | 53    | 58    | 64    | 68    | 52    | 40    | 50    |     |     |     |     |
| RENEWALS          | 15    | 15    | 16    | 18    | 10    | 11    | 9     | 7     |     |     |     |     |
| SPONSOR CHG.      | 41    | 65    | 61    | 39    | 96    | 36    | 37    | 31    |     |     |     |     |
| 2025 TOTAL ACTIVE | 2,983 | 3,052 | 3,118 | 3,201 | 3,277 | 3,336 | 3,376 | 3,432 |     |     |     |     |

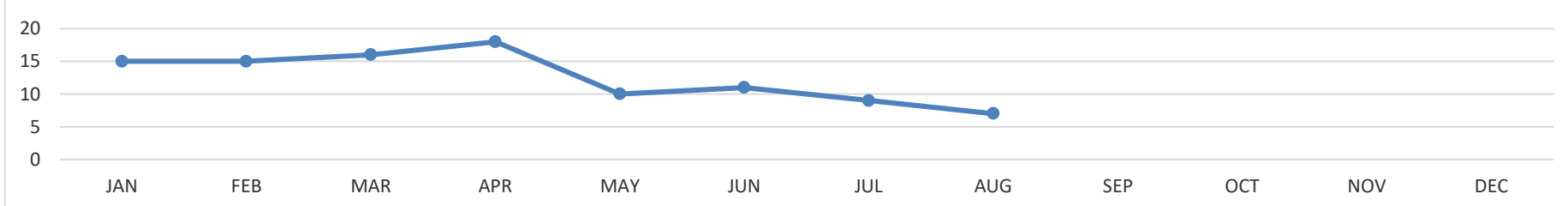
RESIDENTIAL LEASING AGENT 2024

|                   | JAN   | FEB   | MAR   | APR   | MAY   | JUN   | JUL   | AUG   | SEP   | OCT   | NOV   | DEC   |
|-------------------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| INITIAL LIC.      | 59    | 55    | 59    | 28    | 101   | 58    | 60    | 67    | 54    | 55    | 46    | 37    |
| RENEWALS          | 4     | 13    | 2     | 12    | 494   | 489   | 1230  | 133   | 47    | 32    | 14    | 14    |
| SPONSOR CHG.      | 25    | 32    | 52    | 40    | 32    | 40    | 69    | 42    | 51    | 47    | 25    | 28    |
| 2024 TOTAL ACTIVE | 3,425 | 3,483 | 3,531 | 3,593 | 3,672 | 3,727 | 3,786 | 3,855 | 2,723 | 2,809 | 2,862 | 2,915 |

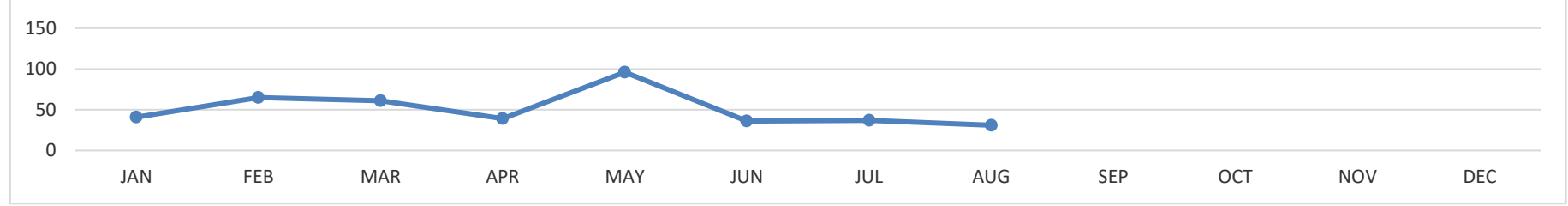
2025 Residential Leasing Agent Inital Licenes Issued by Month



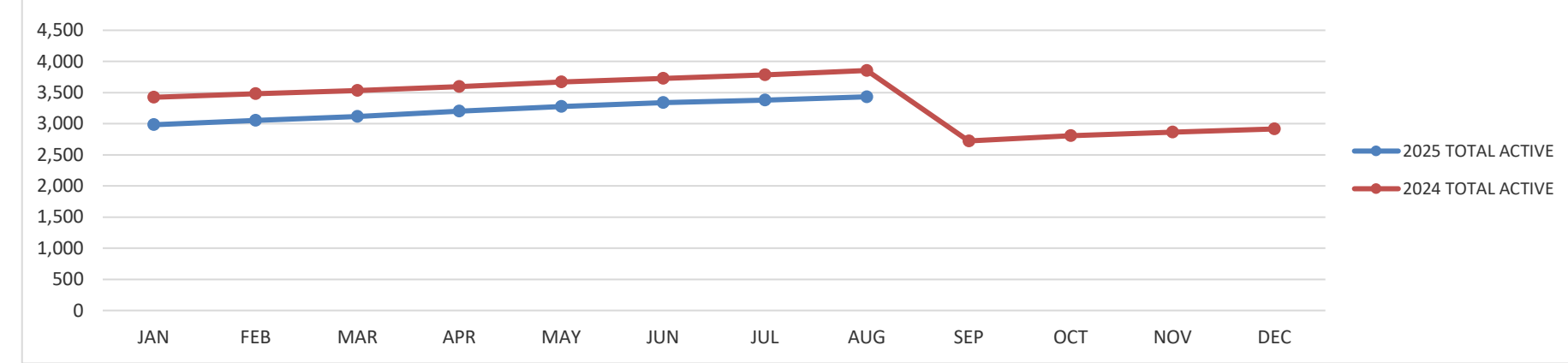
2025 Residential Leasing Agent Renewals by Month



2025 Residential Leasing Agent Sponsor Changes by Month



2025 v. 2024 Residential Leasing Agent Active License Count



| 2025                     | (512)<br>Pre-License<br>Instructors<br>Licensed | (513)<br>Pre-License<br>Courses<br>Licensed | (563)<br>CE<br>Instructors<br>Licensed | (564)<br>CE Courses<br>Licensed | (515)<br>Education<br>Providers<br>Licensed | Total # of<br>Licenses<br>Issued |
|--------------------------|-------------------------------------------------|---------------------------------------------|----------------------------------------|---------------------------------|---------------------------------------------|----------------------------------|
| January                  | 0                                               | 7                                           | 2                                      | 15                              | 1                                           | 25                               |
| February                 | 2                                               | 0                                           | 3                                      | 4                               | 0                                           | 9                                |
| March                    | 4                                               | 9                                           | 1                                      | 18                              | 1                                           | 33                               |
| April                    | 0                                               | 0                                           | 3                                      | 7                               | 0                                           | 10                               |
| May                      | 9                                               | 0                                           | 2                                      | 13                              | 0                                           | 24                               |
| June                     | 4                                               | 7                                           | 0                                      | 15                              | 1                                           | 27                               |
| July                     | 0                                               | 9                                           | 0                                      | 24                              | 0                                           | 33                               |
| August                   | 1                                               | 2                                           | 4                                      | 23                              | 0                                           | 30                               |
| September                |                                                 |                                             |                                        |                                 |                                             |                                  |
| October                  |                                                 |                                             |                                        |                                 |                                             |                                  |
| November                 |                                                 |                                             |                                        |                                 |                                             |                                  |
| December                 |                                                 |                                             |                                        |                                 |                                             |                                  |
| YTD Total                | 20                                              | 34                                          | 15                                     | 119                             | 3                                           | 191                              |
|                          |                                                 |                                             |                                        |                                 |                                             |                                  |
| Total Active<br>Licenses | 237                                             | 340                                         | 111                                    | 504                             | 58                                          | Nate Chandler                    |

as of...

7/31/2025

8/31/2025

| License prefix | License Type               | Active Licenses | Active Licenses |
|----------------|----------------------------|-----------------|-----------------|
| 440            | Licensed Auctioneer        | 207             | 207             |
| 441            | Licensed Auctioneer        | 643             | 659             |
| 444            | Licensed Auction Firm      | 181             | 184             |
| 445            | Licensed Auction CE School | 6               | 6               |
| 446            | Licensed Auction CE Course | 42              | 42              |
| <b>Totals</b>  |                            | <b>1,079</b>    | <b>1,098</b>    |

| License prefix | License Type                                | Active Licenses | Active Licenses |
|----------------|---------------------------------------------|-----------------|-----------------|
| 553            | Certified General Real Estate Appraiser     | 1,431           | 1,436           |
| 555            | Licensed Appraiser Education Provider       | 17              | 18              |
| 556            | Certified Residential Real Estate Appraiser | 1,716           | 1,719           |
| 557            | Associate Real Estate Trainee Appraiser     | 377             | 381             |
| 558            | Appraisal Management Company                | 124             | 123             |
| 572            | Temporary Practice Real Estate Appraiser    | 63              | 63              |
| 573            | Licensed Appraiser Pre-Lic Course           | 91              | 96              |
| 575            | Licensed Appraiser CE Course                | 357             | 375             |
| <b>Totals</b>  |                                             | <b>4,176</b>    | <b>4,211</b>    |

| License prefix | License Type                           | Active Licenses | Active Licenses |
|----------------|----------------------------------------|-----------------|-----------------|
| 261            | LICENSED COMMUNITY ASSOCIATION MANAGER | 2,136           | 2,152           |
| 291            | Community Association Managment Firm   | 201             | 200             |
| 292            | CAM Education Sponsor                  | 35              | 36              |
| 293            | CAM CE Course                          | 86              | 94              |
| <b>Totals</b>  |                                        | <b>2,458</b>    | <b>2,482</b>    |

| License prefix | License Type                               | Active Licenses | Active Licenses |
|----------------|--------------------------------------------|-----------------|-----------------|
| 450            | Licensed Home Inspector                    | 1,454           | 1,464           |
| 451            | Licensed Home Inspector Entity             | 140             | 141             |
| 452            | Licensed Home Inspector Education Provider | 25              | 25              |
| 453            | Licensed Home Inspector Pre-License Course | 32              | 33              |
| 454            | Licensed Home Inspector CE Course          | 186             | 194             |
| <b>Totals</b>  |                                            | <b>1,837</b>    | <b>1,857</b>    |

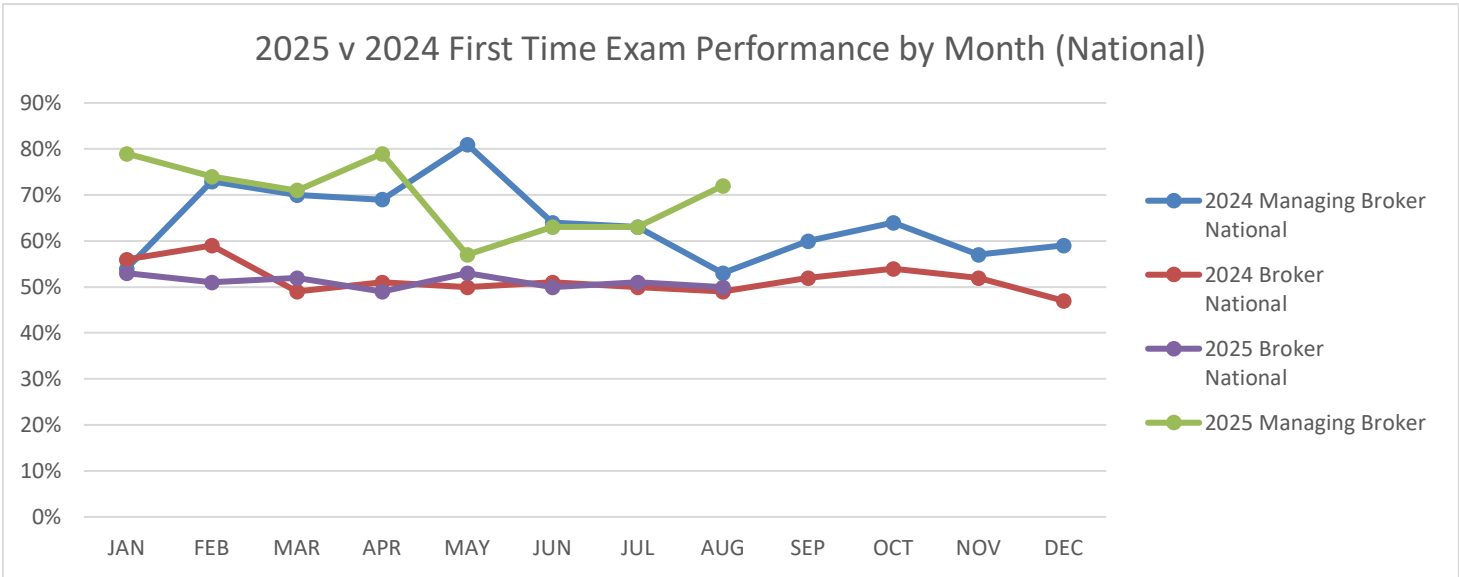
|                       |              |              |
|-----------------------|--------------|--------------|
| <b>Total Licenses</b> | <b>9,550</b> | <b>9,648</b> |
|-----------------------|--------------|--------------|

2025 Real Estate Examination Pass Rates

|                                  |                   |      | JAN  | FEB  | MAR | APR  | MAY  | JUN  | JUL  | AUG | SEP | OCT | NOV | DEC |
|----------------------------------|-------------------|------|------|------|-----|------|------|------|------|-----|-----|-----|-----|-----|
| 2025 Managing Broker             | First Time        | 79%  | 74%  | 71%  | 79% | 57%  | 63%  | 63%  | 72%  |     |     |     |     |     |
|                                  | First Time Takers | 33   | 42   | 42   | 43  | 28   | 35   | 32   | 36   |     |     |     |     |     |
|                                  | Repeat            | 75%  | 88%  | 50%  | 47% | 75%  | 67%  | 81%  | 52%  |     |     |     |     |     |
|                                  | Repeat Takers     | 8    | 16   | 20   | 19  | 16   | 9    | 16   | 21   |     |     |     |     |     |
| Managing Broker Reciprocity Exam | First Time        | 70%  | 100% | 75%  | 75% | 100% | 100% | 100% | 40%  |     |     |     |     |     |
|                                  | First Time Takers | 10   | 5    | 4    | 8   | 2    | 3    | 5    | 5    |     |     |     |     |     |
|                                  | Repeat            | 50%  | 50%  | 0%   | 0%  | 20%  | 0%   | 0%   | 100% |     |     |     |     |     |
|                                  | Repeat Takers     | 2    | 2    | 1    | 0   | 5    | 2    | 0    | 1    |     |     |     |     |     |
|                                  |                   |      |      |      |     |      |      |      |      |     |     |     |     |     |
| 2025 Broker National             | First Time        | 53%  | 51%  | 52%  | 49% | 53%  | 50%  | 51%  | 50%  |     |     |     |     |     |
|                                  | First Time Takers | 353  | 431  | 490  | 453 | 488  | 419  | 420  | 380  |     |     |     |     |     |
|                                  | Repeat            | 34%  | 37%  | 35%  | 35% | 36%  | 35%  | 38%  | 37%  |     |     |     |     |     |
|                                  | Repeat Takers     | 304  | 311  | 451  | 417 | 430  | 360  | 341  | 356  |     |     |     |     |     |
| 2025 Broker State                | First Time        | 54%  | 59%  | 60%  | 53% | 58%  | 56%  | 53%  | 51%  |     |     |     |     |     |
|                                  | First Time Takers | 402  | 465  | 531  | 507 | 535  | 466  | 470  | 430  |     |     |     |     |     |
|                                  | Repeat            | 45%  | 43%  | 49%  | 47% | 47%  | 42%  | 50%  | 46%  |     |     |     |     |     |
|                                  | Repeat Takers     | 183  | 184  | 255  | 273 | 292  | 220  | 217  | 251  |     |     |     |     |     |
| Broker Reciprocity Exam          | First Time        | 64%  | 59%  | 83%  | 71% | 74%  | 57%  | 68%  | 72%  |     |     |     |     |     |
|                                  | First Time Takers | 33   | 39   | 35   | 17  | 23   | 28   | 34   | 32   |     |     |     |     |     |
|                                  | Repeat            | 67%  | 73%  | 56%  | 63% | 33%  | 80%  | 44%  | 58%  |     |     |     |     |     |
|                                  | Repeat Takers     | 9    | 11   | 9    | 8   | 6    | 10   | 9    | 12   |     |     |     |     |     |
|                                  |                   |      |      |      |     |      |      |      |      |     |     |     |     |     |
| Leasing Agent National           | First Time        | 56%  | 51%  | 46%  | 48% | 45%  | 38%  | 44%  | 45%  |     |     |     |     |     |
|                                  | First Time Takers | 82   | 79   | 90   | 99  | 101  | 85   | 85   | 93   |     |     |     |     |     |
|                                  | Repeat            | 46%  | 46%  | 51%  | 36% | 43%  | 34%  | 34%  | 46%  |     |     |     |     |     |
|                                  | Repeat Takers     | 59   | 65   | 63   | 86  | 69   | 90   | 82   | 80   |     |     |     |     |     |
|                                  |                   |      |      |      |     |      |      |      |      |     |     |     |     |     |
| RE Instructors National          | First Time        | 100% | 75%  | 100% | 67% | 33%  | 100% | 0%   | 0%   |     |     |     |     |     |
|                                  | First Time Takers | 2    | 4    | 1    | 3   | 6    | 3    | 0    | 1    |     |     |     |     |     |
|                                  | Repeat            | 0%   | 0%   | 0%   | 0%  | 50%  | 50%  | 0%   | 0%   |     |     |     |     |     |
|                                  | Repeat Takers     | 2    | 0    | 0    | 0   | 4    | 2    | 0    | 0    |     |     |     |     |     |
| RE Instructors State             | First Time        | 50%  | 100% | 100% | 67% | 67%  | 75%  | 0%   | 0%   |     |     |     |     |     |
|                                  | First Time Takers | 2    | 5    | 1    | 3   | 6    | 4    | 0    | 1    |     |     |     |     |     |
|                                  | Repeat            | 33%  | 0%   | 0%   | 0%  | 100% | 100% | 0%   | 0%   |     |     |     |     |     |
|                                  | Repeat Takers     | 3    | 0    | 0    | 0   | 1    | 1    | 0    | 0    |     |     |     |     |     |

2024 Real Estate Examination Pass Rates

|                                  |                   | JAN  | FEB  | MAR  | APR  | MAY  | JUN  | JUL  | AUG | SEP  | OCT  | NOV  | DEC |
|----------------------------------|-------------------|------|------|------|------|------|------|------|-----|------|------|------|-----|
| 2024 Managing Broker National    | First Time        | 54%  | 73%  | 70%  | 69%  | 81%  | 64%  | 63%  | 53% | 60%  | 64%  | 57%  | 59% |
|                                  | First Time Takers | 19   | 32   | 33   | 35   | 26   | 21   | 12   | 10  | 12   | 28   | 23   | 34  |
|                                  | Repeat            | 58%  | 57%  | 71%  | 42%  | 59%  | 53%  | 44%  | 45% | 36%  | 55%  | 42%  | 35% |
|                                  | Repeat Takers     | 19   | 21   | 40   | 14   | 16   | 8    | 7    | 5   | 5    | 11   | 12   | 17  |
| 2024 Managing Broker State       | First Time        | 88%  | 81%  | 79%  | 77%  | 67%  | 81%  | 76%  | 85% | 62%  | 68%  | 74%  | 69% |
|                                  | First Time Takers | 21   | 22   | 19   | 23   | 6    | 26   | 16   | 17  | 13   | 28   | 23   | 35  |
|                                  | Repeat            | 100% | 100% | 64%  | 71%  | 92%  | 80%  | 100% | 67% | 86%  | 63%  | 75%  | 60% |
|                                  | Repeat Takers     | 4    | 8    | 9    | 10   | 11   | 8    | 3    | 2   | 6    | 8    | 4    | 10  |
| Managing Broker Reciprocity Exam | First Time        | 67%  | 100% | 42%  | 83%  | 100% | 75%  | 100% | 25% | 50%  | 100% | 100% | 75% |
|                                  | First Time Takers | 4    | 4    | 5    | 10   | 7    | 3    | 7    | 1   | 1    | 1    | 3    | 4   |
|                                  | Repeat            | 100% | 0%   | 50%  | 100% | 0%   | 100% | 0%   | 0%  | 0%   | 0%   | 0%   | 0%  |
|                                  | Repeat Takers     | 2    | 0    | 1    | 1    | 0    | 1    | 0    | 0   | 0    | 0    | 1    | 2   |
| 2024 Broker National             | First Time        | 56%  | 59%  | 49%  | 51%  | 50%  | 51%  | 50%  | 49% | 52%  | 54%  | 52%  | 47% |
|                                  | First Time Takers | 224  | 244  | 239  | 253  | 237  | 214  | 176  | 186 | 184  | 369  | 417  | 376 |
|                                  | Repeat            | 40%  | 34%  | 32%  | 33%  | 33%  | 32%  | 34%  | 30% | 37%  | 31%  | 33%  | 29% |
|                                  | Repeat Takers     | 143  | 118  | 153  | 145  | 157  | 132  | 117  | 102 | 118  | 327  | 313  | 286 |
| 2024 Broker State                | First Time        | 61%  | 60%  | 57%  | 59%  | 53%  | 58%  | 50%  | 54% | 51%  | 57%  | 59%  | 53% |
|                                  | First Time Takers | 159  | 184  | 189  | 203  | 163  | 242  | 217  | 233 | 211  | 417  | 462  | 431 |
|                                  | Repeat            | 48%  | 50%  | 55%  | 45%  | 50%  | 40%  | 47%  | 43% | 41%  | 46%  | 40%  | 39% |
|                                  | Repeat Takers     | 110  | 117  | 152  | 110  | 143  | 134  | 87   | 95  | 75   | 224  | 192  | 171 |
| Broker Reciprocity Exam          | First Time        | 83%  | 76%  | 74%  | 69%  | 64%  | 53%  | 72%  | 60% | 81%  | 73%  | 75%  | 79% |
|                                  | First Time Takers | 25   | 25   | 23   | 27   | 18   | 20   | 23   | 12  | 22   | 22   | 28   | 19  |
|                                  | Repeat            | 57%  | 67%  | 83%  | 57%  | 50%  | 44%  | 63%  | 45% | 50%  | 29%  | 64%  | 50% |
|                                  | Repeat Takers     | 4    | 4    | 5    | 4    | 5    | 4    | 5    | 5   | 4    | 7    | 11   | 6   |
| Leasing Agent National           | First Time        | 62%  | 52%  | 54%  | 52%  | 52%  | 49%  | 42%  | 47% | 49%  | 46%  | 51%  | 54% |
|                                  | First Time Takers | 40   | 46   | 37   | 47   | 46   | 35   | 35   | 41  | 35   | 71   | 97   | 65  |
|                                  | Repeat            | 42%  | 60%  | 52%  | 46%  | 43%  | 29%  | 36%  | 44% | 44%  | 38%  | 44%  | 46% |
|                                  | Repeat Takers     | 21   | 38   | 23   | 26   | 32   | 21   | 33   | 32  | 24   | 64   | 50   | 54  |
| RE Instructors National          | First Time        | 67%  | 0%   | 67%  | 100% | 100% | 0%   | 0%   | 0%  | 50%  | 100% | 33%  | 50% |
|                                  | First Time Takers | 2    | 0    | 2    | 3    | 4    | 0    | 0    | 0   | 1    | 1    | 3    | 4   |
|                                  | Repeat            | 0%   | 100% | 67%  | 0%   | 100% | 100% | 100% | 0%  | 50%  | 100% | 0%   | 0%  |
|                                  | Repeat Takers     | 0    | 1    | 2    | 0    | 1    | 1    | 1    | 0   | 1    | 1    | 0    | 0   |
| RE Instructors State             | First Time        | 100% | 0%   | 100% | 100% | 100% | 100% | 0%   | 0%  | 50%  | 0%   | 33%  | 75% |
|                                  | First Time Takers | 1    | 0    | 1    | 2    | 2    | 1    | 0    | 0   | 1    | 2    | 3    | 4   |
|                                  | Repeat            | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   | 0%   | 0%  | 100% | 100% | 0%   | 0%  |
|                                  | Repeat Takers     | 0    | 0    | 0    | 0    | 0    | 0    | 0    | 0   | 1    | 1    | 0    | 1   |



# AUGUST 2025 READ COMPLAINT REPORT

| Column1          | New RE Complaints | RE Complaints Assigned<br>to Investigators | RE Complaints Closed at<br>Intake Review | RE Complaints<br>Closed at CCR |
|------------------|-------------------|--------------------------------------------|------------------------------------------|--------------------------------|
| January 2025     | 11                | 4                                          | 7                                        | 0                              |
| February 2025    | 35                | 18                                         | 6                                        | 11                             |
| March 2025       | 41                | 24                                         | 8                                        | 9                              |
| April 2025       | 82                | 31                                         | 22                                       | 29                             |
| May 2025         | 46                | 16                                         | 26                                       | 4                              |
| June 2025        | 62                | 23                                         | 23                                       | 16                             |
| July 2025        | 47                | 15                                         | 17                                       | 15                             |
| August 2025      | 41                | 29                                         | 1                                        | 11                             |
| September 2025   |                   |                                            |                                          |                                |
| October 2025     |                   |                                            |                                          |                                |
| November 2025    |                   |                                            |                                          |                                |
| December 2025    |                   |                                            |                                          |                                |
| Total 2025 TALLY | 365               | 160                                        | 110                                      | 95                             |

## REAL ESTATE INVESTIGATIONS REPORT

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AUGUST 2025

|           | Current RE<br>Caseload | Cases over 1<br>Year old | New RE<br>Cases Received | Referred to<br>Prosecutions | Cases Closed in<br>Investigations |  |
|-----------|------------------------|--------------------------|--------------------------|-----------------------------|-----------------------------------|--|
|           |                        |                          |                          |                             |                                   |  |
| JANAURY   | 653                    | 431                      | 19                       | 2                           | 13                                |  |
| FEBRUARY  | 653                    | 432                      | 19                       | 7                           | 12                                |  |
| MARCH     | 662                    | 459                      | 23                       | 3                           | 11                                |  |
| APRIL     | 687                    | 483                      | 25                       | 0                           | 0                                 |  |
| MAY       | 694                    | 479                      | 26                       | 3                           | 16                                |  |
| JUNE      | 699                    | 476                      | 27                       | 11                          | 11                                |  |
| JULY      | 698                    | 482                      | 25                       | 13                          | 13                                |  |
| AUGUST    | 706                    | 487                      | 30                       | 10                          | 12                                |  |
| SEPTEMBER |                        |                          |                          |                             |                                   |  |
| OCTOBER   |                        |                          |                          |                             |                                   |  |
| NOVEMBER  |                        |                          |                          |                             |                                   |  |
| DECEMBER  |                        |                          |                          |                             |                                   |  |
| TOTAL     |                        |                          | 194                      | 49                          | 88                                |  |

**DRE EXAMINATION UNIT  
STATISTICAL REPORT FOR THE MONTH OF AUGUST 2025**

**AS PREPARED FOR READ BOARD  
SEPTEMBER 2025**

Licensees that have not yet had an examination in the Chicago Area region are continuing to be assigned to the non-Chicago area region examiners. In the effort to accelerate the number of examinations to be conducted, *Brokerage Verification Reports* are being emailed to these licensees. The *BVR* report allows the examiner to assess the level of activity of the licensee then complete the examination process by email or schedule an on-site examination. Examiners are also completing onsite examinations in their region as well as working off-site examinations in the Chicago Region.

The total number of initial examinations closed in AUGUST was: **41 files**.

**INITIAL EXAMINATIONS COMPLETED**

**RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – NOT PRACTICING**

**TOTAL COMPLETED: 10**

An examination conducted by mail and the licensee has not performed licensed real estate activity within the past three years.

**RESOLUTION TYPE: BROKERAGE VERIFICATION REPORT – PRACTICING**

**TOTAL COMPLETED: 6**

An examination conducted by mail and the licensee has performed licensed real estate activity within the past three years.

**RESOLUTION TYPE: INSPECTED – NOT PRACTICING**

**TOTAL COMPLETED: 0**

An on-site examination has been conducted and the licensee has not performed licensed real estate activity within the past three years.

**RESOLUTION TYPE: INSPECTED – PRACTICING**

**TOTAL COMPLETED: 21**

An on-site examination has been conducted and the licensee has performed licensed real estate activity within the past three years.

**RESOLUTION TYPE: NOT INSPECTED**

**TOTAL CLOSED: 4**

This category is comprised of licensees not requiring a complete examination. This includes licensees that are out-of-state residents, deceased licensees, companies that are out of business (or license status has become “inactive”) or change of sponsorship. \*48 of 49 Not Inspected were duplicate assignments improperly generated via ILES and closed by Supervisor.

**RESOLUTION TYPE: REFERRED TO SUPERVISOR**

**TOTAL CLOSED: 0**

This category is comprised of licensees that have either not responded to a *Brokerage Verification Report* after two attempts from the examiner or has failed to appear for the scheduled on-site examination after two attempts.

**RESOLUTION TYPE: SUPERVISOR REFERRAL TO PROSECUTION**

**TOTAL CLOSED: 0**

This category is comprised of licensees that have not responded to a *Brokerage Verification Report* after three attempts from the supervisor. In these instances, the licensee has either failed to notify IDFPR of their correct address or failed to respond.

**FOLLOW-UP EXAMINATIONS COMPLETED BY EXAMINER**

Initial examinations conducted wherein violations have been found are required to show compliance. Completed in JANUARY:

**RESOLUTION TYPE: IN COMPLIANCE**

**TOTAL COMPLETED: 20**

**RESOLUTION TYPE: ACKNOWLEDGEMENT PAGE ONLY**

**TOTAL COMPLETED: 0**

**EXAMINATIONS REFERRED TO SUPERVISOR – CLOSED**

Licensees with remaining issues after an initial examination and follow-up or licensees that are unresponsive are referred to supervisor for review and further action. Completed in JANUARY:

**RESOLUTION TYPE: ISSUES RESOLVED**

**TOTAL COMPLETED: 0**

**RESOLUTION TYPE: REFERRED TO SUPERVISOR**

**TOTAL COMPLETED: 0**

**RESOLUTION TYPE: DISCIPLINARY ACTION ON LICENSE**

**TOTAL COMPLETED: 0**

**RESOLUTION TYPE: MISCELLANEOUS**

**TOTAL COMPLETED: 0**

**RESOLUTION TYPE: Returned to Examiner w/ Instruction**

**TOTAL COMPLETED: 0**

**RESOLUTION TYPE: Referred to Prosecutions**

**TOTAL COMPLETED: 0**

