

BEFORE THE MISSISSIPPI REAL ESTATE APPRAISAL BOARD

IN THE MATTER OF AMC LINKS LLC

FILE NO. 01-2602

STIPULATION AND CONSENT ORDER

WHEREAS, AMC LINKS LLC is a foreign appraisal management company doing business in the state of Mississippi pursuant to a certificate of authority filed with the Mississippi Secretary of State and registration issued by the Mississippi Real Estate Appraisal Board on or about July 9, 2014 (AMC-099);

WHEREAS, the Board is empowered to establish standards of conduct and ethics, promulgate rules, institute proceedings, and impose disciplinary action to regulate the practice of real estate appraisal in the State of Mississippi pursuant to the Real Estate Appraiser Licensing and Certification Act and Mississippi Appraisal Management Company Registration Act, Miss. Code Ann. Sections 73-34-1, *et seq.*;

WHEREAS, the Board has jurisdiction over the Respondent and subject matter herein;

WHEREAS, Respondent failed to timely renew its 2025-2026 registration which resulted in the expiration of its registration on July 31, 2025;

WHEREAS, despite the expiration of its registration, Respondent continued to do business in the State, performing four (4) appraisals during the period of time during which it had no current or valid registration;

WHEREAS, it is unlawful for a person to directly or indirectly engage or attempt to engage in business as an appraisal management company in this state or to advertise or hold itself out as engaging in or conducting business as an appraisal management company in this state without first obtaining a registration issued by the Board under the provisions of Section 73-34-103(1), Miss. Code Ann.;

WHEREAS, the Board may censure an AMC, conditionally or unconditionally, suspend or revoke any registration issued, or deny renewal of any registration issued, or levy fines or impose civil penalties not to exceed Five Thousand Dollars (\$5,000.00) per violation, if after appropriate investigation the Board concludes that an AMC is attempting to perform, has performed, or has attempted to perform any act in violation of the Board's laws;

WHEREAS, Respondent applied and was issued a new registration (AMC-206) by the Board on February 5, 2026; and

WHEREAS, the parties have agreed to enter into this Stipulation and Consent Order to avoid further administrative action in this matter.

IT IS, THEREFORE, STIPULATED and AGREED as follows:

1. Respondent enters into this Stipulation and Consent Order freely, willingly, and voluntarily, with full knowledge and understanding that, by this Order, Respondent waives its right to defend or respond against the allegations made by the Board against Respondent requiring that it participate further in an administrative hearing.

2. Respondent waives any further hearing upon the allegations of unlawful practice during the period of time beginning July 31, 2025 and ending February 4, 2026, and all rights to seek judicial review or otherwise challenge or contest the validity of actions taken by the Board, and this Stipulation and Consent Order.
3. Respondent has full knowledge and understanding of its right to seek legal counsel and representation in this matter.
4. Respondent shall pay a civil penalty in the total amount of Ten Thousand and No/100 Dollars (\$10,000.00) payable in six (6) equal payments of One Thousand Six Hundred and Sixty-Six and 67/100 Dollars (\$1,666.67) beginning on August 18, 2026 and continuing on the 10th day of each and every month thereafter until paid in full via certified funds to the Mississippi Real Estate Appraiser Board, at 239 North Lamar Street, Suite 502, Jackson, MS 39201.
5. Respondent does hereby fully, completely, and finally release the Board and its members, officers, directors, agents, servants and/or employees from any and all claims, charges, demands, damages, costs, expenses, actions, and causes of action of every kind and whatsoever nature which Respondent may now or hereafter have which are in any manner whatsoever related to or arising out of this Consent Order between Respondent and the Board.
6. This Order constitutes disciplinary action pursuant to Section 73-34-35, Miss. Code Ann., and any violation of this Order may be immediate cause for further action by the Board.

7. The parties agree that this Order contains the entire agreement of the parties, there being no other agreement of any kind, verbal or otherwise, which varies the terms of this Order.
8. Respondent understands this Order is a public record and may be shared with other licensing boards and credentialing entities (in-and-out of state) and the public. This action shall be spread upon the minutes of the Board as its official act and deed.
9. Upon approval of the Board, this document is a public record and shall be recorded as a Final Order of the Board.

EXECUTED, this the 11th day of August, 2026.

AMC LINKS, LLC

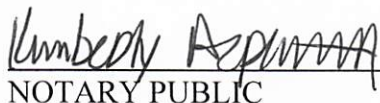
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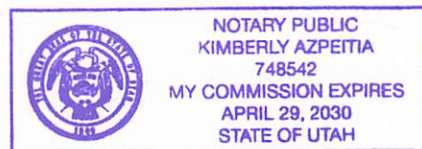


John W. Wittwer, Director of Finance
and Human Resources

STATE OF UTAH
COUNTY OF Utah

PERSONALLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this the 11 day of August, 2026, within my jurisdiction, the within named JOHN W. WITTWER, who acknowledged that he is the Director of Finance and Human Resources of AMC Links, LLC and that in said representative capacity he was authorized to and executed the above and foregoing instrument for and on behalf of AMC Links, LLC.


NOTARY PUBLIC



APPROVED and ACCEPTED, this the 27 day of August
_____, 2026.

FOR THE BOARD:


DAVID GRIFFITH, Board President

