

**BEFORE THE MISSISSIPPI REAL ESTATE APPRAISER  
LICENSING AND CERTIFICATION BOARD**

**IN THE MATTER OF:  
BRADLEY D. BOUNDS  
LICENSE NO: RA-547**

**NO. 23-1611**

**CONSENT ORDER**

This matter came before the Mississippi Real Estate Appraiser Licensing and Certification Board (Board) for entry of a Consent Order regarding the Respondent **BRADLEY D. BOUNDS**, who has been issued Mississippi Real Estate Appraiser License No. RA-547. This action is before the Board as the result of Respondent's appraisal of real property located at 1941 Simpson Hwy 149, Mendenhall, Mississippi 39114. By entering into this Consent Order, Respondent BOUNDS waives his right to a hearing with full due process and the right to appeal any adverse decision resulting from that hearing. Having reached an agreement by consent on this matter, the Board issues its Findings of Fact, Conclusions of Law and Disciplinary Order as follows:

**FINDINGS OF FACT**

**I.**

The Mississippi Real Estate Appraiser Licensing and Certification Board is charged by law with the regulation of the practice of real estate appraisal including matters relating to real estate appraiser standards, qualifications and licensing, and disciplinary functions pursuant to Title 73, Chapter 34 of the Mississippi Code, as amended. The Board, pursuant to this authority, has full, complete and proper jurisdiction over the parties and the subject matter herein.

**II.**

Respondent BRADLEY D. BOUNDS is an adult resident of Mississippi whose last known address of record with the Board is 263 McMahon Road, Purvis, Mississippi, 39475. Respondent is the holder of a real estate appraiser's license, No. RA-547, issued by the Board pursuant to Miss. Code Ann. §§73-34-1, *et seq.*, as amended, and, as such, he is subject to all of the provisions, rules,

regulations and statutes governing the appraisal of real property and licensing of real estate appraisers under Mississippi law.

### **III.**

On or about October 22, 2016, Respondent Bounds performed an appraisal of property located at 1941 Simpson Hwy 149, Mendenhall, Mississippi, 39114 and issued an Appraisal Report (sometimes hereafter "Report").

### **IV.**

On or about November 1, 2016, the Board received a sworn complaint from Hartley Smith. Smith was the real estate licensee involved in a transaction wherein Respondent Bounds performed an appraisal for a parcel of real property located at 1941 Simpson Highway 149, Mendenhall, Mississippi 39114 and issued an Appraisal Report. Among other complaints, Smith alleged Bounds had evidenced an improper interest in the property for which he was engaged to perform an appraisal. Smith provided the Board with copies of text messages from Bradley Bounds wherein Bounds states that he was familiar with the property and had even asked the owner to let him know first before placing the property on the market.

### **V.**

Upon receipt of the sworn complaint, the Board sent correspondence to Bradley Bounds dated November 1, 2016 enclosing a copy of Smith's sworn complaint and requested Bounds produce to the Board a copy of the subject Appraisal Report, Work file and a response to the complaint within ten (10) working days.

### **VI.**

On December 8, 2016, a Thursday, Board Investigator Danielle Morales sent correspondence to Bradley Bounds advising the Board had received no information from Bounds as requested in its November 1, 2016 correspondence. Respondent Bounds responded the same