



Mississippi Real Estate Appraiser Licensing and Certification Board

ADMINISTRATOR
ROBERT E. PRAYTOR

LEFLEUR'S BLUFF TOWER, SUITE 300
4780 I-55 NORTH, JACKSON, MS 39211

P.O. BOX 12685
JACKSON, MS 39236

(601) 321-6970 – Office
(601) 321-6956 - Fax

www.mrec.ms.gov

BEFORE THE MISSISSIPPI REAL ESTATE APPRAISER LICENSING AND CERTIFICATION BOARD

IN THE MATTER OF THE LICENSURE OF
ANDY SHORT

FILE NO. 09-2203

CONSENT ORDER

WHEREAS, Andy Short (hereinafter "Respondent") is a registered appraiser in the State of Mississippi, holding License No. RA-674 issued by the Mississippi Real Estate Appraiser Licensing and Certification Board (hereinafter "the Board"); and

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

WHEREAS, the Board has jurisdiction over the parties and of the subject matter herein.

WHEREAS, the Board received a complaint arising from alleged appraisals performed while Respondent was in inactive status due to non-compliance with Miss. Code Ann. § 73-34-33, failure to meet continuing education requirements; and

WHEREAS, having completed its investigation of the allegations of the complaint, the Board charged Respondent with violations of Miss. Code Ann. §§ 73-34-33 and 73-34-55; and

WHEREAS, Respondent admits the Board's charges against him, and has agreed to enter into this Consent Order for the purpose of avoiding further administrative action.

IT IS, THEREFORE, STIPULATED and AGREED as follows:

1. This Consent Order is entered into freely, willingly, and voluntarily by all parties, and further, such Consent Order is entered into in lieu of having a full administrative hearing before the Board.
2. Respondent shall successfully complete fifteen (15) hour National USPAP class with examination. Proof of Respondent's successful completion shall be provided to the Board.
3. Respondent shall provide an appraisal record log of any appraisals completed between January 1, 2022 and February 15, 2022. In addition, monthly, provide his current appraisal record log report to the Board for a period of six (6) months, to begin on or about April 1, 2023.
4. Respondent shall pay a monetary penalty of five hundred dollars (\$500). This monetary penalty shall be payable to the Board in monthly installments with no penalty if paid in full within six (6) months commencing on the first day of the month immediately following the date that this Consent Order is signed by the Board. Failure to pay the entirety of the balance after the close of business on the first day of the seventh (7th) month shall be deemed a violation of this Order.
5. Respondent's real estate appraisal license, RA-674, shall be placed on probation for a period of six (6) months, commencing with the date that this Consent Order is signed by the Board. Any time period during which the Respondent does not practice as a real estate appraiser in the State of Mississippi will not be credited toward his probationary period.
6. 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.
7. This Consent Order constitutes disciplinary action pursuant to Miss. Code Ann. § 73-34-35, and any violation of this Order may be immediate cause for further action by the Board, including, but not limited to suspension or revocation of Respondent's appraisal license.

8. 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 15th day of March, 2023.

[Signature]
ANDY SHORT, RESPONDENT

Subscribed to and sworn before me, in my presence, this Consent Order by Andy Short, this the 15th day of March, 2023.

[Signature]
NOTARY PUBLIC

My Commission Expires:

March 12, 2023

APPROVED and ACCEPTED, this the 15th day of March, 2023.

FOR THE BOARD:

[Signature]
BRAD FELTENSTEIN, Board President

[Signature]
E.C. Neelly IV, Chief Deputy

