

Published Disciplinary Action

2020 Published Disciplinary Actions:

Phyllis Swenson, SRA

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Phyllis Swenson, SRA, of Pembroke Pines, Florida has been expelled from SRA Designated membership in the Appraisal Institute for violating Ethical Rules 1-1(a), 2-3(b) and (g), 2-4(a) and 2-5(a) and (c) of the Appraisal Institute Code of Professional Ethics. At the time of the violations, the Ethical Rules provided:

ER 1-1(a) It is unethical to knowingly act in a manner that is misleading

ER 2-3 It is unethical to knowingly...(b) fail or refuse to promptly submit any relevant documentation that is or should be in one's possession or control when requested to do so by the Appraisal Institute or one of its duly authorized representatives...(g) fail or refuse to fulfill each obligation under the Bylaws, Regulations, policies and procedures of the Appraisal Institute.

ER 2-4 It is unethical to fail to maintain records, documented on any type of media, for each Report. (a) Records for a written Report must include:

- A copy of the written Report(s); and
- Any other data, information, and documentation necessary to support the valuer's analyses, opinions and conclusions and to show compliance with the code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute, or references to the location(s) of such other documentation accessible to the valuer

ER 2-5 It is unethical to fail to retain required records for: (a) A period of five years from the date of the completion of the Service...(c) A period of commencing upon notification that a Service is the subject of a peer review proceeding under Regulation No. 6 until notification by the Appraisal Institute of final disposition of such peer review proceeding...whichever period shall be last to expire.