

READ CAREFULLY INSTRUCTIONS AND RULES AND REGULATIONS ON BACK OF THIS FORM BEFORE ANSWERING QUESTIONS—PAYMENT OF FEE MUST BE BY CERTIFIED CHECK OR MONEY ORDER

STATE OF FLORIDA
FLORIDA REAL ESTATE COMMISSION
EXECUTIVE OFFICES ORLANDO

APPLICATION FOR REGISTRATION AS A REAL ESTATE SALESMAN

This Application must be accompanied by the fee of \$5.00: USE TYPEWRITER.

City Miami County Dade Date 2/9/31

1. Name Alonzo Kelly (Full Name)

2. (a) Residence address 1715 North West 5th Ave Miami (Street or building and number) (City)

(b) Address for official notices 1022 N. W. 2nd Ave Miami (Street or building and number) (City)
(In cities not having city mail delivery, street address unnecessary. Room numbers in buildings unnecessary)

3. Give a brief outline of your experience in the real estate business, and length of time you have been so engaged

Have been collecting most of the time for seven years for colored sub-divisions, Liberty City, Miami, Fla.

4. (a) State whether applicant is a man or woman man

(b) If applicant is a woman, state whether married or single

(c) If a married woman, give the date and court in which you were licensed as a Free Dealer, and attach certified copy of the decree

5. (a) State if you are over 21 years of age Age 43

(b) If not, the time, place and manner of the removal of disability of minority

6. (a) State if you have ever been convicted, by a jury, plea of guilty or nolo contendere, of any crime, or if any charge of crime is now pending against you, in this, or any other, state or nation; and if so, the name of the court, date, and any statement that you desire to make: no

(This question must be replied to, either "yes" or "no")

(b) Do you represent to the Commission that you have not been guilty of any crime or crimes involving moral turpitude or dishonest dealings, or of any fraudulent or dishonest conduct, at any time during the past 5 years?

no
If your answer is "no," attach statement and affidavits showing the facts, together with any explanations, and personal history since said crime or conduct was committed.

(c) Have you acted as a real estate broker or salesman at any time since October 1 preceding the filing of this application? no

7. State whether any judgment or decree has been rendered against you in any court and remains unreversed, in which you were charged in the declaration, complaint, bill or petition, with fraud, misrepresentation, or other dishonest dealing, and if so the name of the court, date, and any statement you desire to make: no

(This question must be replied to, either "yes" or "no")

(Applicant must not fill in above)

Name

INSTRUCTIONS

Section 11 of the Rules and Regulations, Part II, provides for the summary rejection of your application for failure to observe the law, rules and regulations and the requirements noted on the various forms. The law prescribes educational requirements, and any

APPLICATIONS AND REQUESTS

Applications for registration are to be made only by persons, corporations and partnerships not now registered. All such who were registered on June 1, 1927, or who have registered since that date, and who have kept their registration in force by timely requests for certificates, should not use Application forms, but should use Request forms. Where a person, partnership or corporation is not registered, the proper Application form should be used, and, after having been notified of registration, a Request for certificate must be filed. No applicant is permitted to act as a broker or salesman in the interval between the filing of the application

FEES

The fee for registration as an Active Broker is \$10, for a Salesman, \$5, and for a Non-Active Broker, \$1. This fee entitles the applicant, if granted registration, to a certificate for the first year. Renewal fees are the same as for registration. A corporation must have at least three directors, and two persons as officers, but the officers may also be directors. At least one officer must be registered as active, and all who are in fact active must be registered as active. The minimum requirement for the corporation is therefore, an active

CORPORATIONS AND PARTNERSHIPS

1. Where the same person is active in more than one corporation or partnership, or actively operates as an individual broker and also is active in one or more partnerships or corporations, he must procure active certificates in every such connection; and he must also procure non-active certificates for all such connections where he does not, and is not required to have active certificates. Only one original application, or one active registration is required as a basis for issuing all necessary certificates.

2. Where an officer, director or member of a corporation or partnership has procured and paid the fee for an active certificate, issued to him as an individual broker, he may surrender it and have it reissued to him in his partnership or corporate connection, without paying an additional fee. Therefore, if two registered brokers desire to form a partnership, and have already procured active certificates, they may register the partnership and have their own certificates reissued, upon payment of a fee of \$10 instead of \$30.

3. Where a certificate has been issued to an officer, director or member of a partnership or corporation, the partnership or corporation is supposed to have paid the fee, and hence has the right to control the certificate during the cur-

IT IS ESSENTIAL THAT THE LAW AND THESE RULES AND REGULATIONS BE FULLY OBSERVED, AS COMMISSIONS MAY NOT BE LAWFULLY COLLECTED OTHERWISE.

RULES AND REGULATIONS OF FLORIDA REAL ESTATE COMMISSION

Section 10. Definitions.—All active registrations shall be in personal capacity, against which certificates may be issued in any capacity, consistent with law and these regulations. "Renew" or "renewal" shall refer to an active certificate applied for, or issued, within six months after the expiration of the license year, where an active certificate, or non-active certificate based upon an active registration, was in force during the preceding year. "Reissue" or "reissuance" shall refer to certificates which take the place of certificates already issued, but which have become void due to change of address, change of employer, change of personnel, or other causes, and where such reissued certificates are to be valid only for the unexpired term of the previous certificate, and without the payment of any additional fee. "Active" certificates can be issued, reissued, or renewed only where the registrant is registered as active, and whose registration is not expired, canceled, revoked or under suspension. "Non-Active" certificates are of two kinds. A broker who has retired temporarily from active practice, and who does not expect to be active within six months after the expiration of the last certificate issued to him, may renew and maintain his registration until he desires to again resume practice by annually procuring a non-active certificate. The officers and directors of a corporation or members of a partnership who are not actively engaged in the performance of any acts or services within the meaning of section 1 of the law may annually register as non-active. No active certificate may be issued, reissued, or renewed, when based alone upon such registration or certificate, and such certificate does not authorize the holder to do any act or perform any service which, under the law, would cause him to be classified as a broker, except clerical or administrative service to the corporation or partnership alone, as distinguished from its clients and customers.

Section 11. Partnerships and Corporations.—Every partnership and every domestic corporation which is classified as a real estate broker must register and annually procure an active certificate, and at least one officer or member thereof shall hold a current active certificate as such officer or member. Every officer, director, or member, who is actively engaged in performing acts or services for the clients and customers of the partnership or corporation, or is otherwise active within the meaning of the law, shall hold a current active certificate as such officer, director or member; and all officers, directors and members not required to hold active certificates, shall be required to hold current non-active certificates. Every foreign corporation who is a real estate broker in this State shall register and annually procure an active certificate, and any of its officers or directors who are active in this State shall be registered and hold current active certificates, and every other officer or director shall hold a current non-active certificate. Where any officer, director or member of a partnership or corporation shall be registered, and holds an active certificate in any other capacity, such certificate may be surrendered and reissued to him in the corporate or partnership connection, consistently with law and these rules and regulations.

Section 12. Change of Officers or Directors or Members.—Where, during the license year, an officer, director, or member of a partnership or corporation, who holds an active certificate as such, shall die, resign or be otherwise replaced, and his successor shall be an active registrant who holds, or has held, an active certificate, a certificate may be reissued to such person as such officer, director or member, in lieu of the one so replaced, unless this right has been waived.

Section 13. Waiver of Reissuance By Corporation or Partnership.—Where, during the license year, an officer, director, or member of a corporation or partnership who holds an active certificate as such, shall resign, or be otherwise replaced, and such corporation or partnership shall waive in writing its right to reissuance to his successor, he may have said certificate reissued to himself in such capacity as he may elect.

Section 14. Multiple Certificates.—Any active registrant may procure the issuance of certificates in more than one capacity by making request, and paying the fee, for each such certificate. A certificate issued to a broker as an individual shall not authorize the holder to act as an officer, director or member of a corporation or partnership, and a certificate issued to him as an officer, director or member of a particular corporation or partnership shall not authorize the holder to act as an officer, director, or member of another corporation or partnership, or as an individual broker; but a separate certificate shall be procured for each such capacity.

Section 15. Officers, Directors and Members as Salesmen.—Whenever an officer or director of a corporation or a member of a partnership is actively engaged in the sale of property he must be registered as an active broker, but an officer or director of a corporation or a member of a partnership who is registered as a non-active broker may become a salesman for another broker and receive a salesman's certificate in the same manner as any other applicant for registration. Such person cannot, however, be registered as a salesman with the corporation or partnership with which he is otherwise connected as officer or director or member.

Section 16. Change of Entity.—Where there is a change of entity of a corporation to partnership, or vice versa, the new entity must make an original application. Such officers or directors or members as are already registered may apply on the request form, or change of address.

Section 17. Organization of Partnerships.—Where a partnership shall be registered, and is afterwards reorganized, by taking in, leaving out, or changing members, or by changing its name, a new application shall not be necessary, but it shall file requests, changes of address, and applications for new members not registrants, as may be necessary to complete the record of the partnership as reorganized.

Section 18. Broker May Procure Salesman's Certificate.—Any person registered as an active broker may receive a certificate as real estate salesman by making request therefor and payment of the fee without examination, but in all such cases the certificate as broker, if active, shall be surrendered or accounted for, but the broker may preserve his registration as a broker by requesting and paying the fee for a non-active certificate.

Section 19. Payment and Liability for Losses.—No certificate shall be issued to any applicant for registration or renewal until the fee shall have been paid, or personal checks have been honored by the bank on which they shall be drawn. Payment of fees should be made by certified check, exchange or by money order. The Commission shall not be responsible for any cash which has been sent or delivered to the office or any employee until the same shall have been deposited in its depository; nor for any money, check, draft or money order lost through the negligence of any person, or any institution, or the failure of any bank except its own depository, nor any loss due to accident prior to its receipt by the Commission.

person engaged, or who expects to engage, in the practice of a broker or salesman ought to become familiar with the law and rules by which he is governed.

APPLICATIONS AND REQUESTS

and the issuance of the certificate. A registrant is, however, permitted to act as broker or salesman as soon as a Request for Renewal, accompanied by the proper fee, is received by the Commission. Applications and Requests for non-active officers, directors and members of a corporation or partnership are made by the corporation on Forms 400.1 and 400.3, respectively, and individual applications and requests are not required. But active officers, directors and members must make separate Applications, but not separate Requests.

certificate for the corporation, one active certificate for an officer-director, a non-active certificate for the other non-active officer-director, and a non-active certificate for the other director. Do not fail to register as active all who are expected to be active, because the registration of the corporation may be revoked, it and the offending officer or director may be prosecuted, and it may be unable to collect commissions which it has earned.

rent year. Therefore, if the person to whom it has been issued dies, resigns, or fails to be reelected, and his successor is a registrant, the partnership or corporation may procure the reissuance of the certificate of the former holder to his successor. In no other case is a certificate transferable. Where the successor is not a registrant, this cannot be done, but the successor must make application and pay the fee. The corporation or partnership may, however, waive this right in writing, and the holder of the certificate may have it reissued to himself as an individual broker or in another connection. Non-active certificates are never reissued, however, except where there has been a change of address.

4. Foreign corporations may comply with the law respecting such corporations by qualifying with the Secretary of State, and may thereafter conduct a business in this State. The law does not require them to have a resident officer, and if they do not have a resident officer, they may register the corporation as active and all officers as non-active; but all officers who are active in this State must be registered. Domestic corporations cannot operate without at least one resident officer being registered as active, and, of course all who are in fact active, must be so registered.

Section 20. Rejection for Non-Compliance with Law and Rules.—Every applicant for registration or renewal is expected to become familiar with the law, these regulations and the forms prescribed by the Commission before attempting to make an application; and any failure to observe the requirements thereof shall be sufficient to justify the summary rejection of said application.

Section 21. Requirements of Applications.—An application for active registration of an individual shall show: (1) the name of the applicant; (2) The residence address of the applicant; (3) Whether the applicant is a bona fide resident of the State of Florida; (4) Whether the applicant has been convicted, by a jury, plea of guilty or nolo contendere, of any crime, or any charge of crime is now pending against him, in this, or any other, state or nation, and if so, the name of the court, date, and any statement that applicant desires to make; (5) Whether the applicant is over the age of 21 years, and if not, the time, place and manner of the removal of disability of minority; (6) Whether the applicant is a married woman, and if so, the date and the court in which she was licensed as a free dealer; (7) Whether any judgment or decree has been rendered against him in any court and remains unreversed, in which he was charged in the declaration, complaint, bill or petition with fraud, misrepresentation, or other dishonest dealing, and if so, the name of the court, date, and any statement the applicant desires to make; (8) The several places of residence and business of the applicant for the last five years; (9) The names of at least six business men who have known the applicant for the last five years. The applicant must make an affidavit that the questions have been fully and truthfully answered.

Section 22. Notice of Approval of Application.—Whenever an application shall be approved, the applicant shall be notified of the fact, and if required to appear for examination, he shall, as soon as practicable, be notified of the time and place of such examination.

Section 23. Designation of Place of Business or Employer.—When, after approval of the application and the applicant has successfully passed any examination required, he shall be registered and notified of the fact, and shall be required to furnish, on an appropriate form, if a broker the address of his place of business, and if a salesman the name and address of the employer. Upon receipt of said information a registration certificate shall be issued to such registrant.

Section 24. Cancellation of Certificate.—Whenever it shall be officially determined that a broker has discontinued business at the registered address, or a salesman has ceased to be employed by the employer registered, the registration certificate shall be canceled, and the fact noted in the record, whether an application to reissue the certificate has been filed or not; but nothing in this rule shall be construed to imply that a certificate is in force if not canceled.

Section 25. Requests for Changes of Certificates.—Requests for reissuance of certificates after change of address or change of employer shall state the date on which such change was made. In all cases where there has been such change, the burden shall be on the person making the request to show that less than six months has expired since such change. Corroborative proof must be furnished, if requested.

Section 26. Reissuance of Certificates.—In all cases where it is required that certificates be surrendered, or accounted for, and the certificate is not surrendered, an affidavit shall be filed, together with supporting proof, if possible, showing that such certificate has been lost, destroyed or stolen, together with a promise to send it to the Commission if afterwards found.

Section 27. Date of Renewal Certificates.—Renewal certificates shall bear the date of, and be in force from, the receipt of the renewal application in proper form; or if of a partnership or corporation, the date of the receipt of the registration or renewal of the complete organization of officers, members or directors.

Section 29. Rejection of Applicant, Discretionary.—Whenever it shall appear from the application that the applicant has been convicted by a jury, plea of guilty or nolo contendere, of a crime involving moral turpitude, or dishonest dealings, or has had a judgment or decree rendered against him in any court and remains unreversed, where he was charged in the declaration, complaint, bill or petition, with fraud, misrepresentation, other dishonest dealing, or if any of the references given by the applicant shall have made reply that he is incompetent, dishonest, untruthful, untrustworthy, or is of bad character or bears a reputation for unfair dealing, the applicant shall be given an opportunity to furnish further evidence of his qualifications, whereupon the application, letters from references, and other information furnished ex parte by the applicant shall be submitted to the commission. If it shall not appear therefrom that the applicant is qualified to be registered the commission may enter a final order denying registration. In making said order no evidence shall be considered except the application, the letters or affidavits of parties whose names have been furnished by the applicant, and such affidavits and exhibits as may be furnished by the applicant, which, together with the order of the commission shall constitute the record in the case. Should such ex parte showing appear to entitle the applicant to registration, but the commission has doubts as to his qualifications, from other evidence, the order shall neither grant nor deny registration, but shall order an information to be filed so that any issue of fact may be determined according to law.

Section 31. Approval of Applications.—Whenever an application shall, with or without amendment, be in proper form, and all questions answered, and all required information has been furnished, the secretary shall approve the same and pass it to the chief of the investigation department. The chief of the investigation department shall write to the references given by the applicant, and to such additional references as may be required due to failure to those given to answer, or to unsatisfactory answers. He shall also examine all files and records and make such additional inquiries as may seem necessary, to determine whether anything appears to disqualify the applicant. If the answers to inquiries are all satisfactory, and no complaints have been filed or other information appears to show disqualification of the applicant, he shall approve the application and return it to the secretary; otherwise he shall submit the file to the commission or chairman for action in accordance with previous sections of these rules and regulations. When the application has been approved by the secretary and chief of the investigation department, or shall have been submitted to the commission, or chairman, either ex parte or by information, and the objections to the applicant found insufficient, the applicant shall be notified of the approval of his application; but such action may be reconsidered, or an information may be filed, at any time before the initial registration certificate shall have been delivered to the applicant.

8. Give complete list of all former places of residence, or where engaged in business during the last five years, and length of such residence or business engagement in each place:

Residence	Business	From	To
1715 N. W. 5th Ave Miami	Collector	1923	1931
excepting for years 1928-1929 when I was carpenter			

9. Give the names and addresses of at least six business men who have known you for the last five years: (Do not refer to State or County officers or to members of the Florida Real Estate Commission or its employees):

Name	Business	Street and Number	Address City	State
Floyd W Davis	Real Estate	16 S. W. 31st Ave	Miami	Fla
M. R. Thure	Auto Salesman	N. W. 2nd Ave & West Flagler	"	"
Mr. Goulds	East Coast Lumber Co		Miami	Fla.
Dr. Frazier	M. D.	1036 N. W. 2nd Ave	"	"
Dr. Pharr	Undertaker	1025 " " " "	"	"
Frank Strother	grocer	1047 N. W. 2nd Ave	"	"

The applicant agrees that the Florida Real Estate Commission may procure letters, statements or affidavits from the above named persons, for use under Sections 29 and 31 of the Revised Rules and Regulations, effective November 13, 1928, and the applicant specifically waives all rights of action, if any, against said persons for any and all statements and opinions expressed in response to inquiries made by, or under the direction of, said Florida Real Estate Commission.

10. Have you ever held a license as:

A Salesman no Where _____ From _____ To _____

A Broker no Where _____ From _____ To _____

11. Has a license applied for or held by you ever been denied, revoked or suspended in this or any other state? no

(If answer is "yes," attach details)

12. Give name of the person or firm with whom you were last associated:

Name	Business	Address
Mr. Floyd W Davis	Owner "Liberty City"	16 S. W. 31st Ave Miami

13. Give name of firm with whom you expect to be employed

Liberty City Development Corp.
Floyd W. Davis, President

14 THIS AFFIDAVIT TO BE MADE BY APPLICANT

State of Florida,

City of Miami

County Dade

} ss.:

Alonso Kelly

being duly sworn deposes and says that he is the applicant herein named, that he is honest, truthful, trustworthy, competent, of good character, and bears a reputation for fair dealing, and possesses all of the qualifications required by chapter 12223, Laws of Florida, 1927, to entitle him to registration as a real estate salesman, that he has read the foregoing application and the answers thereon noted, and that such answers are true to his knowledge.

Signed Alonso Kelly
(Applicant)

Sworn to before me this

9th

day of

Feb

, 1931

D. A. Dorsey

Notary Public, State of Florida at Large.