

Windermere-Victims.com

*A Realtor® can separate some poor sucker from his life's savings in a single transaction.
And to have the cooperation of the Department of Licensing and the Attorney General?
Sweet!*

Crime Syndicate in Washington?

February 15, 2010

Dear Washington Legislator:

It appears that the Department of Licensing, the Attorney General's Office, and the Windermere Real Estate syndicate are engaging in organized crime.¹ Please urge the Judiciary Committees in the House and the Senate to investigate the matter.

Government agencies should not be free to enforce or ignore the law as they wish. But despite the laws you have passed, these government agencies permit Windermere to do the following:

- Knowingly sell a contaminated meth lab house.
- Knowingly sell a house infested with rats.
- Work foreclosure scams.
- Swindle a confused old widow out of her Whidbey Island waterfront-view property.

Windermere agents have done these things -- and many more -- with the full knowledge of the Department of Licensing and the Attorney General's Office. But the DOL makes excuses for Windermere, and refuses to sanction the firm. And the Attorney General makes excuses for the DOL.

Windermere promises "the highest of ethical standards," but when Windermere customers are wronged, the only recourse is the courts. When they reach a decision, the courts regularly condemn Windermere's actions, but too often the cases do not get that far. Windermere uses aggressive litigation tactics, runs the customers' legal bills through the roof and forces many customers into submission and silence. With the consent of the DOL and the AG, Windermere profits from this brutal but successful business plan.

Windermere is, of course, the largest real estate firm in the Northwest and the source of big political contributions . . . But surely there is no graft and corruption in Washington!

What the DOL and AG Know. And When They Knew It. Washington real estate law requires reasonable skill and care, honesty, good faith, and disclosure of all existing material facts. The law also forbids moral turpitude, dishonesty, corruption, false advertising, and malpractice that results in harm to others. (RCW 18.85.361, 18.86.30, 18.235.130.)

¹ "Organized Crime refers to those self-perpetuating, structured, and disciplined associations of individuals, or groups, combined together for the purpose of obtaining monetary or commercial gains or profits, wholly or in part by illegal means, while protecting their activities through a pattern of graft and corruption." — Internal Revenue Service Manual 9.5.6.1.1 (07-29-1998)

RCW 18.85.040(2) describes the duties of the Director of Licensing: "The director **shall** [emphasis added] enforce all laws, rules and regulations relating to the licensing of real estate brokers, associate real estate brokers, and salespersons ..."

Despite the evidence, DOL characteristically refuses to enforce Washington real estate law on Windermere when its agents abuse their customers. See <http://Windermere-Victims.com> for documentation.

On June 5, 2009, we wrote to Attorney General McKenna. We gave the Attorney General numerous examples of Windermere's wrongful acts and the DOL's supine regulation, supported with documentation and court cases.

What was the Attorney General's response? The AG's office stated that DOL had the "option" to enforce real estate law or not, and no matter what DOL did, the Attorney General would defend the agency.

That's right! DOL allows Windermere to flout state law, and that's perfectly OK with the Attorney General.

To see this remarkable correspondence between us and the Attorney General's office, go to <http://RenovationTrap.com/ag/index.html>. Read Items 14 through 23.

More Evidence of Collusion. The collusion between Windermere and the Department of Licensing is so thick that:

- John Demco, Windermere broker, franchise holder, and founder of Windermere's law firm (Demco Law Firm) was asked by the Department of Licensing to help rewrite Washington real estate laws! This, despite the fact that the Demco Law Firm regularly defends Windermere licensees who are sued for violating the real estate laws. Real estate laws that protect the consumer would be harmful to Demco's business interests and those of his clients, of course. Conflict of interest, anyone?
- Windermere (Demco) lawyers routinely misrepresent Washington real estate law in court, and even lie about what judges say on the Bench -- to make the judges they don't like look crazy. See analysis of several examples in DeCoursey case. <http://windermere-victims.com/letters/superior-court.html>
- Windermere (Demco) lawyers misrepresent state law in court and lie about judges, but teach Washington real estate law for the Department of Licensing;
- DOL disciplines unequally: DOL regularly allows Windermere agents to go undisciplined even after egregious infractions, but gives stiff penalties to non-Windermere agents and brokers for relatively minor infractions. For further discussion, see "Open Letter to Washington Government," February 14, 2010. <http://windermere-victims.com/letters/wa-gov.html>
- DOL and methamphetamine: DOL has no problem with Windermere selling a meth lab, but went plumb nuts when traces of meth were found in used cars, and shut down the used car lot. See "Oak Harbor car lot contaminated by meth makes history," Whidbey News Times, July 14, 2009. Meth Warrior McKenna looks on, keeps silent, and does nothing.

Let's Clean Our Own House. What kind of a state are we running here? In Florida, the FBI has conducted investigations of government officials who were on the take. According to the Sun Sentinel on December 22, 2009 "Florida FBI Chief Clearly On A Mission," in recent years nine Florida politicians have been put in handcuffs.

Let's show the country we can look after our own problems. Let's not rely on the FBI to put matters straight. Windermere Victims respectfully request that full Judiciary Committee hearings on the issues outlined above. Please help us put our state in order.

This letter available at: <http://windermere-victims.com/letters/legislature.html>

Sincerely,
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