

DIVISION OF REAL ESTATE  
THAD LEVAR, ACTING DIRECTOR  
DEPARTMENT OF COMMERCE  
P.O. BOX 146711  
160 EAST 300 SOUTH  
SALT LAKE CITY, UTAH 84114-6711  
Telephone: (801) 530-6747

---

BEFORE THE DIVISION OF REAL ESTATE OF  
THE DEPARTMENT OF COMMERCE  
OF THE STATE OF UTAH

---

In the Matter of the Application of  
**APPRAISAL LINKS** to Act as an Appraisal  
Management Company

ORDER ON APPLICATION  
Case No. AP-11-55997

---

On or about May 13, 2011, Robert V. Pasani, as control person for Appraisal Links (Applicant), submitted to the Utah Appraiser Licensing and Certification Board (Board) and the Division of Real Estate (Division) an application for an appraisal management company (AMC) registration. The application was reviewed in an informal proceeding to determine whether Applicant meets the registration requirements of Utah Code § 61-2e-201 (2010). The Board now makes the following analysis and order.

**REASONS FOR DECISION**

On his control person application, Mr. Pisani answered "yes" to the following questions:

Have you EVER had a license or registration of any kind in appraisal, mortgage, real estate, or any other occupation or profession, denied, restricted, suspended, placed on probation, or revoked?

Have you EVER been on probation, or ordered to pay a fine or restitution or complete community service, in connection with any criminal offense or licensing action?

In response to these questions, Mr. Pisani disclosed that he was fined \$1,500 by the New Jersey Appraisal Board and ordered to complete a 15-hour Uniform Standards of Professional Appraisal Practice (USPAP) course. This order was issued on a finding that Mr. Pisani produced an appraisal report that contained USPAP violations. In addition, Mr. Pisani disclosed that his appraiser license was suspended by the New York Appraiser Board on February 16, 2010.

Mr. Pisani provided the documents necessary to allow review of the New Jersey Appraisal Board's regulatory action. However, he has not provided any documentation or information about the New York matter.

Utah Code § 61-2e-201(1) (2010) requires that the Board deny a registration to any applicant that proposes to operate under a control person who has had a license or certificate to engage in an act related to a real estate or mortgage transaction refused, denied, canceled, or revoked. The Board finds that Mr. Pisani's New York appraiser license is a license to engage in an act related to a real estate or mortgage transaction. However, because Mr. Pisani has not provided any information about the suspension of this license, the Board is unable to determine whether it constitutes a cancellation. Therefore, the Board concludes that Applicant's request for registration must be denied.

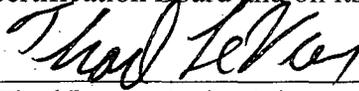
### **ORDER**

Based on the above analysis, the Appraisal Links application for registration as an appraisal management company is denied.

This order shall be effective on the signature date below.

DATED this 1<sup>ST</sup> day of August, 2011.

Signed by the Director of the Utah Division of Real Estate pursuant to a grant of authority from the Utah Real Estate Appraiser Licensing and Certification Board and on its behalf



Thad Levar, Acting Director  
Utah Division of Real Estate

Notice of Right to Administrative Review

Review of this order may be sought by filing a written request for administrative review with the Director of the Division of Real Estate within thirty (30) days after the issuance of this order. Any such request must comply with the requirements of Utah Code § 63G-4-301 and R151-46b-12 of the departmental rules.

CERTIFICATE OF MAILING

I hereby certify that on the 13<sup>th</sup> day of August, 2011, the undersigned mailed a true and correct copy of the foregoing document by first class mail, postage prepaid, to the following:

Appraisal Links, Inc.  
Attn.: Robert V. Pisani  
169 Main St., Lower Level  
Matawan, NJ 07747

