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**Georgia Real Estate Commission**

229 Peachtree Street, Intl Tower  
Suite 1000  
Atlanta, GA 30303

**Wynd Realty**

Jeff Bergstrom  
Broker

Wynd Realty is asking GREC to investigate the actions of the licensees associated with a closing on: **915 Freedom Lane, Roswell, GA 30075**. The closing occurred on January 13<sup>th</sup>, 2020. The participants were:

- The Listing Agent – Realty One, Group Edge (Michelle Sanders License #264391)
- Contracted Selling Agent – Wynd Realty (XXXXXX License #XXXXXX)
- Commissioned Selling Agent – Keller Williams (Kisha Key License #286411)
- Commissioned Selling Broker – Keller Williams (Steven Dickens Lic# 249545)

Holland Reed was the selling agent with a signed contract for the above property. Six days prior to the scheduled close, Holland Reed was replaced as the selling agent with Kisha Key from Keller Williams. Within the week, Kisha Key went from not being on any sales radar to realizing over \$10K dollars in sales commission.

GREC does not investigate commission problems. We understand that. Agents are mean and cruel to each another all the time. No one is surprised when older agents gang up to take advantage of a younger agent. This investigation isn't about commission. Our agent knows that's lost. Rather, we ask GREC to investigate the "guardrails" that were supposed to be in place that wouldn't allowed for this type of behavior.

How does Kisha Key, go from contract to close in six days? On a mortgaged property, that's actually impossible. What were the logistics that swapped out one agent for the other? Was this contract "sold" to Kisha by Realty One? We doubt Kisha was calling on "pending" sales and offering no questions asked discounts? So, why would a corporate Seller, Zillow in this case, terminate a contract they know is closing in 6 days?

This transaction was not done in a vacuum. It's clearly a coordinated effort. How involved Steve Dickens from KW is involved is unknown. For the record, Kisha Key, and Michelle Sanders have refused all communications. Steve Dickens has refused any written response.

Attached is supporting documentation. Specifically, notice the emails of December 27<sup>th</sup> and January 4<sup>th</sup> where the Buyer is asking our agent for a discount. When our agent said no, we contend Michelle Sanders then sold the contract to another agent or brokerage, in this case, either Kisha Key or Steve Dickens.

Also, note the number of email communications between our agent and the buyer's lender. Clearly our agent is engaged and working toward a solution. Yet Michelle Sanders opted to disparage our agent by knowingly lying about them on the T&R form, which questionably ended our agent's contract. With Zillow being the Seller, it's hard to determine who has contract ending privileges on behalf of the company as 3 different people signed the PSA, T&R and HUD/CD.