

February 13, 2015

To: The Honorable Nikki R. Haley

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Office of the Governor

1205 Pendleton Street

Columbia, South Carolina 29201

And

South Carolina Real Estate Commission

P.O. Box 11847

Columbia, South Carolina 29211-1847

From: Queen M. Allen-Davis

502 Cypress Cove

Bluffton, South Carolina 29910-7909

Re: Unethical issue

This purpose of this letter is to notify you of an unethical issues occurring by realtor agent. Unethical issues are related to Dennis Allen Heirs property located on Hilton Head Island. I am one of the primary heirs of this property.

Here are details: Attachment enclosed

1. Mr. Adolph Brown is negotiating an asking price for the Dennis Allen Heirs property without the family members consent. No disclosure statements related to property mailed to the family members.
2. Mr. Brown sent a letter to Mr. Kolb about Dennis and Emma Allen Heirs property but no one has a clue what is his role.
3. No one in the family has been notified of a signed contract with Mr. Brown. It was said by a family member Mr. Brown said he want \$100,000 dollars from the family for the transaction. We have no clue what he is referring.
4. No disclosure statements or legal documents mailed to any of the primary heirs family members. This is unprofessional behavior and unethical.
5. Mr. Brown implied in his letter it is difficult to get a listing, therefore, he will take a contract to the judge. This statement inferred that he does not have a contract signed by anyone in the family. How is this possible? ; Does the realtor have the right to move forward with a transaction

in this manner? Whereas, primary heirs family members has no knowledge of the transaction?  
Is this a common practice?

6. Most importantly, none of the heir's names are documented in Mr. Brown letter as a contact person.

Conclusion:

Seemingly, Mr. Brown is in the process of facilitating a selling offer of our land without consent of the family. Fortunate for the family this unethical practice was discovered. The family is outraged because they have no knowledge of the realtor intent or others intent. It was said that we are uneducated back woods people and we do not have common sense to sell property. In my opinion Mr. Adolph Brown has taken on the role as the seller which he has no right. A professional approach is negotiating with primary heirs for an asking price; not the realty agent secretly setting an asking price for the property. The Allen family is proud to be a resident of Hilton Head Island. We are proud of the Low Country progress over the years making living and lifestyles better for all who live on the Hilton Head Island. We do not want bad publicity related to our property or bad publicity on the Island.

Sincerely,



Queen M Allen-Davis



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Bright Realty Company  
P.O Box 448  
Hardeeville, South Carolina 29927  
Office (843) 784-4000 Fax (843) 784 4001  
Cell (843) 441-8548  
[adolphdbrown@aol.com](mailto:adolphdbrown@aol.com) [www.heirsproperty.com](http://www.heirsproperty.com)

Middle Street Partners  
200 Merchant Street  
Hilton Head Island SC 29926  
Att: Robert T. Kolb

Dear Mr. Kolb

It was a pleasure speaking with you last week with regards to your interest in the Dennis and Emma Allen property located on the north side of Marshland Road, Tax Map Number (R510- 011-000-021), and referencing your company's offer of \$928,000 for 11.6 acres. As a real estate agent and heirs property consultant, it's my job to negotiate a fair price – one that both parties can feel comfortable with. I've since had several conversations with the lead counsel on this case, Mr Willie Heyward, as well as other real estate professionals. We feel that the 155k per acre we were asking is a bit strong for the market but the 80,000 per acre you are offering is a bit soft for the market. After review, I feel that a fair price for this 11.6 acres is 98,000 per acre: **\$1,136,800**. Counsel is prepared to accept this as a fair price and present it to the Judge for approval.

We also spoke about real estate fees. Seller pays fees to both agents – Mr. Scott and I both have a listing on this property and will be splitting commissions. Please, when writing up the official offer, include in the contract that it is understood there will be a split 10% commission paid to real estate agents Adolph D. Brown of Bright Realty, Co. and Tai Scott of Atlantic Real Estate, Inc. by the Seller. The reason it is imperative that this is placed in the contract is there are 80-100 heirs involved and it's very challenging to get everyone to sign a listing agreement. Once in the contract, it's easier for the Judge to sign it into the final order. Once we agree on the price, I would like to talk with you about contingencies and closing dates.

Thank you for your time and for your interest in this property.

I am,

Adolph D. Brown

  
Cc: Willie Heyward esp.