

PROFESSIONAL PROFILE & CURRICULUM VITAE

George C. Stephens, CRB, AHWD, C-CREC, SMP

Voice: 832-485-1800

Fax: 713-978-6684

Real Estate Broker Licenses:

Texas:

Individual: 0209888**Limited Liability Company:**

deRaat Stephens Residential Properties, LLC, D/B/A

Stephens Properties 0551239

1800 Augusta Drive, Suite 100

Houston, Texas 77057-3192

E-mail:

George@GeorgeStephens.com

George@AskGeorge.net

GStephens@TexasRealtors.com

Internet Addresses:

www.StephensProperties.com

www.AskGeorge.net

ONGOING REAL ESTATE RELATED ACTIVITIES:

Corporate/Business Activities:

- **deRaat Stephens Residential Properties, LLC**, D/B/A Stephens Properties; Broker License #0551239 with offices currently in Houston. George C. Stephens Designated Manager. The position of Designated Manager is the equivalent of Broker of Record.
- **RealtySnap, LLC** License #0594583 with offices currently in Houston. George C. Stephens Designated Manager. The position of Designated Manager is the equivalent of Broker of Record.
- **deRaat STEPHENS, INC.** License #0238436 (a Texas Corporation). President since Oct. 1977 through November, 2010, Broker of Record since 1979. Residential & Commercial Real Estate Brokerage. Stephens was named the 2008 Texas Association of REALTORS® Realtor of the Year.
- **Celebration Lending Corporation** – (a Texas Corporation) was operating under the Texas Mortgage Broker License of George Charles Stephens since February 22, 2001. It submitted a Voluntary Entity License Surrender of Celebration Lending Corporation #76839 on 09/16/2009 as well as Stephens' personal Mortgage Broker License. The roof collapse on their offices at 1726 Augusta Drive due to Hurricane Ike, coupled with the resulting disintermediation of Loan Officers plus the addition of the Nationwide Mortgage Licensing System and Registry ("NMLSR") requirements and the SAFE Act, led to the decision to focus on the real estate brokerage business.
- **AskGeorge.net** – A Texas based consumer resource web site published by the Houston Chronicle print edition, the Houston Chronicle e-edition at <http://eedition.chron.com>, and T.A.R.'s Consumer site, www.TexasRealEstate.com.
- **Administaff Enterprises, Inc.** – License #484324. Stephens was the Texas Designated Officer (Broker of Record) for this wholly owned subsidiary of Administaff, Inc. until 2010.
- **eRealty Inc.** – Director of Compliance 05/2001- 01/2004. Stephens' employment was terminated in 2004 with a generous severance package when eRealty, Inc. was purchased by Prudential Real Estate services. Prudential did not allow employees who were also employed by other, franchises such as ERA, to be employed by Prudential.
- **STATE OF TEXAS**
 - 2010 - 2015 TEXAS REAL ESTATE COMMISSION ("TREC")
TREC Core Instructor license # 880209888
TREC accredited schools.
 - Champions School of Real Estate
 - Houston Association of REALTORS®
 Stephens is accredited by TREC to teach the following CORE courses through December 31, 2015:

Principles of Real Estate	Law of Contracts
Law of Agency	Real Estate Law
Real Estate Brokerage	Real Estate Marketing
MCE Electives	Promulgated Contract Forms

 Additional TREC Accreditations:
 - TREC Legal Update January 1, 2012 through December 31, 2013
 - TREC Ethics MCE January 1, 2012 through December 31, 2013
 - 2008 – 2010 TEXAS REAL ESTATE COMMISSION – Stephens was appointed to the Commission's working group, Committee On Broker Responsibility.
 - 2005 – 2009 TEXAS DEPARTMENT OF SAVINGS and MORTGAGE LENDING
 MEMBER – Texas Mortgage Broker Advisory Committee, appointed by the Texas Real Estate Commission, February 21, 2005 through 09/16/2009 when Stephens voluntarily surrendered his mortgage broker license and his entity license for Celebration Lending Corporation.

MEMBER – appointed by the Texas Real Estate Commission, October 1993: Term expired 8/31/99;
Elected Secretary, 6/2/94

- **HOUSTON ASSOCIATION OF REALTORS® (“HAR”)**
 - 2012- MEMBER - HAR, also Contract Teacher of Real Estate Courses
 - 2011- MEMBER-Houston Realtors Information Services, Inc. Board of Directors
HAR Contract Teacher of Real Estate Courses
 - 2010- MEMBER-Houston Realtors Information Services, Inc. Board of Directors
CHAIRMAN – Risk Management Task Force
MEMBER-Region 14 (Houston) T.A.R. Vice President
 - 2009- MEMBER- Houston Realtors Information Services, Inc. Board of Directors
CHAIRMAN- Technology Advisory Group
MEMBER- Region 14 (Houston) T.A.R. Vice President
 - 2008 - MEMBER – Houston Realtors Information Services, Inc. Board of Directors
CHAIRMAN – Technology Advisory Group (formerly called “Technology Task Force”)
MEMBER – Region 14 (Houston) T.A.R. Vice President
 - 2007 - MEMBER – HAR Board of Directors
CHAIRMAN – HAR Technology Task Force
MEMBER – HAR Information Task Force
 - 2006 - MEMBER – HAR Board of Directors
CHAIRMAN – HAR Technology Task Force
MEMBER – HAR Information Task Force
 - 2005 - MEMBER – Houston Realtors Information Services, Inc. Board of Directors, and its
Secretary/Treasurer
MEMBER – HAR Technology Task Force
 - 2004 - MEMBER – Houston Realty Information Services, Inc. Board of Directors
CHAIRMAN – HAR Technology Task Force
 - 2003 - MEMBER – HAR Technology Task Force
 - 2002 - MEMBER – HAR Board of Directors
MEMBER – Houston Realty Information Services, Inc. Board of Directors (formerly, e-HAR, Inc.)
MEMBER – Information & Technology Task Force
 - 2001 - MEMBER – HAR Board of Directors
VICE-CHAIRMAN –Board of Directors, e-HAR, Inc. (HAR’s “for profit” subsidiary)
MEMBER – Information & Technology Task Force
 - 2000 - CHAIRMAN – Information & Technology Task Force
MEMBER – Political Affairs Advisory Group
MEMBER – Strategic Planning Committee
VICE-CHAIRMAN: Board of Directors of e-HAR, Inc. (HAR’s “for Profit” subsidiary)
 - 1999 - DIRECTOR – Immediate Past-Chairman; Member of the HAR Executive Committee
CHAIRMAN – Information & Technology Task Force
CHAIRMAN – Y2K Awareness Task Force
CHAIRMAN – Past Presidents Advisory Group
 - 1998 - OFFICER – Chairman, Board of Directors
RECIPIENT – in 1998 George was honored when the new GEAC/Interealty training room at HAR,
fully-equipped with 27 new Gateway networked computers and a Proxima projector, was named
“The George C. Stephens Technology Training Center”
 - 1997 - OFFICER – Chairman Elect, Board of Directors
DIRECTOR- Member, Board of Directors; B.O.D. Executive Committee
CHAIRMAN – Internet Design Team; Technology Task Force
CO-CHAIRMAN- R & D Section (Internet Focus Group & Intelligence Advisory Group)
 - 1996 - OFFICER- Vice Chairman, Board of Directors
DIRECTOR- Member, Board of Directors; B.O.D. Executive Committee
CO-CHAIRMAN- R & D Section (Internet Focus Group & Intelligence Advisory Group)
MEMBER- Strategic Planning and Directors Nominating Committees, B.O.D. Appeals Panel,
MLS/CMLS Vendor Task Force, HAR Standards of Performance Task Force
 - 1995 – OFFICER- Secretary/Treasurer:
DIRECTOR- Member, Board of Directors; B.O.D. Executive Committee
CHAIRMAN – Strategic Planning Committee; Products & Services Task Force
MEMBER – Budget, By-Laws, Directors Nominating, and CEO Performance Review Committees

- 1994 - Elected HAR 1994 REALTOR[®] Of The Year
DIRECTOR- Member, Board of Directors; B.O.D. Executive Committee; B.O.D. Appeals Panel;
Director Liaison, Bear Creek REALTOR[®] Luncheon
CHAIRMAN- Products & Services Task Force
MEMBER- By-Laws, Directors Nominating, and Strategic Planning Committees
- 1993 - DIRECTOR- Member, Board of Directors; Appeals Panel; Director Liaison –Equal Opportunity
Committee; Director Liaison – Bear Creek REALTOR[®] Luncheon
MEMBER- Strategic Planning Committee
- 1992 - CHAIRMAN- HAR TREPAC (Texas Real Estate Political Action Committee)
CO-CHAIRMAN- HAR Speakers Bureau
MEMBER- Professional Standards Committee (Arbitration Panels)
- 1991 - CHAIRMAN- Public Relations Committee
VICE-CHAIRMAN- HAR TREPAC Committee
MEMBER- HAR Speakers Bureau
- 1990 - MEMBER- Public Relations Committee
CHAIRMAN- Archives, Media Resources and REALTOR Identification Subcommittees
MEMBER- Membership Committee; Vendor Discount Services Subcommittee
- 1989 - MEMBER- Public Relations Committee
CHAIRMAN- Archives and Article Writing Subcommittees
- **WOMEN’S COUNCIL OF REALTORS[®] - Houston Chapter**
 - 2005-2009 MEMBER since 1998
 - 2004 ALTERNATE MEMBER – Nominating committee
 - 1998 AWARD RECIPIENT 9/17/98 For Dedication To The Real Estate Industry
 - **TEXAS ASSOCIATION OF REALTORS[®] (“TAR”)**
 - 2012- TAR - Member
 - 2011- TAR - Member
 - 2010- TAR Board of Directors
MEMBER- TAR Executive Board
MEMBER- TAR Regional Vice President-Region 14
CHAIRMAN- Banking & Mortgage Finance Subcommittee
MEMBER- TAR Legal Review Committee
 - 2009- MEMBER- TAR Board of Directors
MEMBER- TAR Executive Board
MEMBER- TAR Regional Vice-President-Region 14
CHAIRMAN- Banking & Mortgage Finance Subcommittee
MEMBER- TAR Legal Review Committee
MEMBER - TAR Technology Committee
AWARD RECIPIENT: The 2008 Texas Association of REALTORS®, Realtor of the Year
APPOINTEE – TAR Executive Officer Search Committee
 - 2008- MEMBER – TAR Board of Directors
MEMBER- TAR Executive Board – Region 14
MEMBER- TAR Regional Vice-President – Region 14
CHAIRMAN – Banking and Mortgage Finance Task Force
MEMBER – Legal Review Committee
MEMBER – Strategic Planning Committee
 - 2007- MEMBER – TAR Board of Directors
MEMBER – TAR Executive Board – Region 14
TAR REGIONAL VICE PRESIDENT – Region 14
MEMBER – Legal Review Committee
MEMBER – Strategic Planning Committee
 - 2006- CHAIRMAN – TAR Legal Review Committee
CHAIRMAN – TAR Strategic Planning Committee
CHAIRMAN – TAR Regulatory Affairs Task Force
MEMBER – TAR Board of Directors
 - 2005 - CHAIRMAN – TAR Nominating Committee
VICE-CHAIRMAN – Legal Review Committee
VICE-CHAIRMAN – Strategic Planning Committee
MEMBER – TAR Board of Directors

- 2004 - TAR IMMEDIATE PAST CHAIRMAN
MEMBER – TAR Executive Management Team, TAR Legislative Management Team, TAR Strategic Planning Committee
- 2003 - TAR CHAIRMAN
MEMBER – TAR Executive Management Team, TAR Legislative Management Team, TAR Strategic Planning Committee
- 2002 - TAR CHAIRMAN-ELECT
MEMBER – TAR Executive Management Team, TAR Legislative Management Team, TAR Strategic Planning Committee
- 2001 - TAR SECRETARY/TREASURER
TAR 2002 CHAIRMAN-ELECT – elected By the TAR Board of Directors (February 20, 2001)
CHAIRMAN – TAR Budget and Finance Committee
MEMBER – TAR Executive Management Team, TAR Legislative Management Team, TAR Strategic Planning Committee
- 2000 - DIRECTOR – Member of the TAR Board of Directors
ELECTED – (March 15, 2000) TAR 2001 Secretary/Treasurer
MEMBER – TAR Budget & Finance Committee
MEMBER – TAR Technology Task Force
MEMBER – TAR Strategic Planning Committee
- 1999 - MEMBER – TAR Budget & Finance Committee
MEMBER – Technology Task Force
- 1998 - DIRECTOR- Member, TAR Board of Directors; Executive Board Appointee
TAR 1997 Educator Of The Year Award – Received the first ever TAR award as Educator of the Year.
- 1997 - DIRECTOR- Member, TAR Board of Directors
CHAIRMAN – TAR Strategic Planning Committee
MEMBER – TAR TRAIN Management Team (as TAR Technology Task Force Chairman)
- 1996 - DIRECTOR- Member, TAR Board of Directors
CHAIRMAN – TAR Technology Task Force
VICE-CHAIRMAN – TAR Strategic Planning Committee
- 1995 - MEMBER- Nominating, Seller Disclosure Form and TEXAS REALTOR[®] Magazine Committees
DIRECTOR- Member, TAR Board of Directors
CHAIRMAN- TAR Technology Task Force
MEMBER- Nominating, Agency Issues & Forms, Listing Forms, TEXAS REALTOR[®] Magazine and Housing Needs Task Force Committees
- 1994 - DIRECTOR- Member, TAR Board of Directors
MEMBER- TEXAS REALTOR[®] Magazine & Listing Forms Committees
- 1993 - DIRECTOR- Member, TAR Board of Directors
MEMBER- TEXAS REALTOR[®] Magazine & Listing Forms Committees
- 1992 - DIRECTOR- Member, TAR Board of Directors
MEMBER- TEXAS REALTOR[®] Magazine, TEXAS REALTOR[®] Magazine Advisory, and TAR 1992 Convention Steering Committee
- 1991 - MEMBER- TEXAS REALTOR[®] Magazine and TEXAS REALTOR[®] Magazine Advisory Committees
- 1990 - MEMBER- TEXAS REALTOR[®] Magazine Committee
- **NATIONAL ASSOCIATION OF REALTORS[®] (“NAR”) MEMBER- since 1982**
- 2012- MEMBER - NAR
- 2011- MEMBER - NAR
- 2010- N.A.R. REGIONAL VICE PRESIDENT – He was appointed the 2011 RVP of Texas & Louisiana. Stephens was to be installed at the N.A.R. Annual Convention & Trade Show in New Orleans in November, 2010; however unavoidable business conflicts resulted in his tendering his resignation as N.A.R. Regional VP.
FEDERAL POLITICAL COORDINATOR – to Senator Kay Bailey Hutchison until September, 2010 when he voluntarily resigned his appointment.
MEMBER – Business Issues Committee
- 2009- MEMBER- NAR Board of Directors
CHAIR- Business Technology and Information Systems Forum

- MEMBER- Forum and Conference Program Subcommittee
- REAPPOINTED- Federal Political Coordinator to Senator Kay Bailey Hutchison
- MEMBER – Business Issues Committee
- 2008- MEMBER – NAR Board of Directors
- VICE CHAIR – Business Technology and Information Systems Forum
- MEMBER- Forum and Conference Program Subcommittee
- FEDERAL POLITICAL COORDINATOR – to Senator Kay Bailey Hutchison
- MEMBER- Business Issues Committee
- 2007- MEMBER – NAR Board of Directors
- REAPPOINTED – Federal Political Coordinator to Senator Kay Bailey Hutchison
- 2006- MEMBER – Federal Political Coordinator (“FPC”) Assigned to Senator Kay Bailey Hutchison
- MEMBER – Business Issues Committee
- 2005 - MEMBER – Business Issues Committee
- MEMBER – Federal Political Coordinator for Senator Kay Bailey Hutchison, January 31, 2005 through December 31, 2006 Appointed by NAR President, Al Mansell
- 2004 - DIRECTOR – NAR Board of Directors
- MEMBER – NAR Nominating Committee
- 2003 - DIRECTOR – Member, NAR Board of Directors
- MEMBER – Business Issues Committee
- 2002 - DIRECTOR – Member, NAR Board of Directors
- 2001 - MEMBER – NAR Business Issues Committee
- 2000 - DIRECTOR – Member, NAR Board of Directors
- Participant – NAR Technology Work Group, Chicago – January 2000.
- 1999 - DIRECTOR – Member, NAR Board of Directors
- MEMBER – License Law Committee
- MEMBER – April Study Group, Chicago: The Future of the MLS
- 1998 - DIRECTOR – Member, NAR Board of Directors
- MEMBER – Delegate Body Member voting for 10,000+ Houston Realtors[®]
- 1997 - Participant in NAR Joint Planning Session to evaluate NAR 1998 Strategic Plan and provide input regarding NAR member needs.

- **CELEBRATION LENDING CORPORATION**

- 2001–2009 PRESIDENT & CHAIRMAN of the BOARD – Celebration Lending operated a mortgage brokerage service under the Texas Mortgage Broker License of George C. Stephens from its inception in 2001 until September 16, 2009 when he voluntarily surrendered both his Mortgage Broker license (#10581) and his Entity License (#76839). The mortgage origination business ceased to be profitable.

- **TEACHING ASSIGNMENTS**

- CHAMPIONS SCHOOL of REAL ESTATE**

- 2011 - present INSTRUCTOR (Approved by The Texas Real Estate Commission)
- Law of Contracts
- Law of Agency
- Principles I
- Principles II

- HOUSTON ASSOCIATION of REALTORS®**

- 2011 - present INSTRUCTOR (Approved by the Texas Real Estate Commission)
- Brand You!
- Tempo Client Gateway

- SPENCER SCHOOL OF REAL ESTATE** (Accredited by The Texas Real Estate Commission from 1975 until Spencer ceased operations)

- 1995 - 1997 CHAIRMAN – Contracts Department
- 1992 - 1997 INSTRUCTOR (Approved by The Texas Real Estate Commission)
- CORE Real Estate Courses Taught
- Promulgated Contracts & Forms - #0322
- Law of Agency - #1111

Principles- Terminology - #0112
 Principles-Fundamentals - #0111
 Principles-Practices - #0114
 Marketing Techniques - #0522
 Business Development and Management (Real Estate Brokerage) - #0711
 Property Management and Leasing - #0811

Mandatory Continuing Education ("MCE") Courses Taught

Environmental Law and Update #03-03-066-0420
 Real Estate Practice in the 90's #08-06-017-0515
 Contracts and Mediation #07-06-097-0622
 Environmental Impact/Commercial Property #04-04-116-0490
 Commercial Investment Update #15-06-077-0599
 Keeping Current With Texas Real Estate #15-09-064-0163
 Commercial Real Estate For the 1990's #15-08-014-0127
 Legal Update: Promulgated Contracts #03-03-054-0160
 Residential Contracts/Addenda #04-04-035-0254
 TRELA, DTPA and Agency #08-08-015-0246

- **TEXAS REAL ESTATE TEACHERS ASSOCIATION**
 - 2003 – 2009
 - 2001 – Member
 - 2000 – Member
 - 1999 – Member, Annual Convention in Houston, Texas (April) Speaker “The Three Technology Challenges in 1999”,
Speaker “TREC Contract Issues”
 - 1996 – Member; Key Note Speaker, Annual Convention New Braunfels
 - 1995 – Member

- **Other Association Memberships**
 - Former Texas Rangers Association
2006 - Present Member
 - Former Texas Rangers Foundation
 - National Association of Real Estate Editors (www.naree.org)

- **AMERICA ONLINE**
 - 1993 – 1998 BOARD MEMBER – Real Estate Desk Advisory Board
 - 1996 – 1997 CONFERENCE HOST – Real Estate Center Live Conference “Ask The Broker” (1st & 2nd Thursday each month)

- **AUTHOR:**

Real estate contracts, Technology and Real Estate-related topics:
Texas Real Estate Brokerage and Law of Agency 5 Ed.2004, by Charles J. Jacobus, J.D. and George C. Stephens, CRB, published by South-Western, Thomson
 “**Realty Tech Talk**” was first published twice monthly by Inman News Features. In May 2001 Realty Times picked up the column and together with the “Ask George column the two columns were published alternating weeks by Realty Times.
 “**Ask George**” (1998 – May, 2002): Weekly column appearing in the Houston Chronicle’s Real Estate Resource section, on www.TexasRealEstate.com, and in eRealty Insights appearing in www.eRealty.com through May, 2004
 “**Ask George & Chuck**” (January 2004 – present) Weekly column appearing in the Houston Chronicle, TexasRealEstate.com and RealtyTimes.com. See <http://www.askgeorge.net>
Texas Realtor® magazine – Periodic contributor
Realtor® Magazine – (Formerly *Today’s Realtor*®; formerly *Real Estate Today*) July 1990 Cover
 “**Technology Solutions**” (Monthly Column appearing in HAR Network Magazine)
 Connected (Monthly Chairman’s column appearing in 1998 issues of HAR Network Magazine)
 “Real Estate Postings” - published by the Houston Post.
Courses written and Taught:
 “Communicating With the Cyber-Consumer” – a 3 hour Continuing Education course for Ohio real estate licensees.
 “The New TREC Contracts: Understanding the Changes” – a 2 hour MCLE course for Texas Attorneys and Real Estate

Licensees

“The New TREC Contracts: Understanding the Changes” – a 3 hour MCLE course for Texas Attorneys and Real Estate Licensees

“The Internet For Texas Real Estate Licensees” – a 4 hour MCE course approved by the Texas Real Estate Commission

“E-Mail For Texas Real Estate Licensees” – a 3 hour MCE course approved by the Texas Real Estate Commission

“The Internet & E-Mail: Managing Communications” – a 1 hour MCLE course for Texas Attorneys and Real Estate Licensees

“Fair Housing: The Convergence of Law, Morality and Good Business” (Houston Association of REALTORS[®], Legal Liability Symposium series. George has also taught this segment of the series).

“The Internet & E-Mail: Survival Basics for REALTORS[®]” (Developed for the Houston Association of REALTORS[®])

Magazine and Newsletter Publications containing articles written by George Stephens:

FROG POND GROUP - Technology Solutions articles

HOUSTON REALTOR[®] NETWORK (Houston Association of REALTORS[®])

HERE'S HOUSTON (Greater Houston Partnership)

REAL ESTATE TODAY (National Association of REALTORS[®])

TEXAS REALTOR[®] (Texas Association of REALTORS[®])

HOUSTON REALTOR[®] (Houston Association of REALTORS[®])

REALTOR[®] NEWSLINE (Greater Dallas Association of REALTORS[®])

• **SPEAKER (representative list)**

Greater Tyler Association of Realtors[®] - Tyler, Texas (June 07, 2000) Presented “Getting Connected” and “Communicating With the Cyber-Consumer”

ReiMall division of Landata Group, Inc. – Houston, Texas, April 11, 2000. “Marketing Technology: A Realtor’s[®] Perspective”

Columbus Association of Realtors[®] - Columbus, Ohio (Feb 2000) Authored and taught “Communicating With the Cyber Consumer.”(a course approved by the Ohio Real Estate Commission for 3 hours of Mandatory Continuing Education)

Chicago Title Company Managers Conference – Houston, January 14, 2000. “Real Estate in the Year 2000”

Vision 2000 Conference (1998 and 1999: Houston, Texas – meeting of 69 largest local REALTOR[®] associations in the U.S. and Canada)

Collin County Association of REALTORS[®] Leadership Conference (Plano, Texas)

Stewart Title Company, Technology Conference (Houston, Texas) multiple presentations

Texas State GRI Chapter, Texas Association of REALTORS[®] mid-winter meeting (Austin, Texas)

Houston GRI Chapter (Houston, Texas)

San Antonio Board of Realtors (San Antonio, Texas)

Westhaven Estates Civic Association (Houston, Texas)

1997 REALTOR[®] Rally, George R. Brown Convention Center (Houston, Texas)

HAR/GHBA Forecast Luncheon (Houston, Texas)

Texas Real Estate Teachers Association annual convention, lead speaker (New Braunfels, Texas)

Southwest Classified Advertising Managers Association (Ft. Worth, Texas)

Texas Association of REALTORS[®] Association Executives Conference (San Antonio, Texas)

• **CONSULTING SERVICES (representative list)**

State of Texas: Mr. Stephens was one of a two-member review team (Dr. Joseph S. Rabianski, Chairman, Dept. of Real Estate, Georgia State University was the other) led by Dr. Linda Domelsmith, Director of Research Programs, Texas Higher Education Coordinating Board, Austin, Texas. The purpose of the review was to determine if Texas A&M University’s Real Estate Research Center should continue to be supported by the state of Texas. Our report concluded that it should, especially in view of the facts that The Research Center is funded by fees derived from real estate licensees and the sterling reputation it has gained nationally and internationally.

TEGRIS corporation

e-Realty, Inc. (www.erealty.com)

HomeGain.com – Real Estate Broker Advisory Board (one of eight brokers nationwide)

Stewart Title Guaranty Company (www.stewart.com)

PYX Capital (www.pchomemortgage.com)

VisualLink Telecommunications (www.visuallink.com)

RECON Intelligence Services (www.reconis.com)

- **REAL ESTATE & PROPERTY TAX CONSULTANT:**

1977 – 1997 Provided paid consulting services regarding various aspects of real estate including feasibility studies and real estate brokerage management. During the period when separate certification and licensure were required of Property Tax Consultants, held State of Texas Property Tax Consultant Registration #00000145.

- **EXPERT WITNESS**

1979 – Present Stephens has appeared in Federal District Court, Federal Bankruptcy Court and State District Court as a paid expert witness on matters dealing with property valuation and real estate practices and procedures.

Client lists are confidential. However, upon written request from a prospective client, Mr. Stephens will provide the names of law firms, attorneys and U.S. Bankruptcy Trustees (currently at 16) who have retained his services on behalf of their clients and worked with him in that regard.

CURRICULUM VITAE

Personal Information

Name: George C. Stephens, CRB, C-CREC

Home Address: 2209-A Nantucket
Houston, Texas 77057-2907

Work Address: Stephens Properties
1800 Augusta Drive
Suite 100
Houston, Texas 77057-3192

Telephone Numbers: Home (713) 977-9250
Office (832) 485-1800
Fax (713) 978-6684
Cell: 832-752-3918

E-mail Address: gstephens@TexasRealtors.com
George@GeorgeStephens.com
George@AskGeorge.net
gcs@MyRealtySnap.com

Date of Birth: May 31, 1941

Place of Birth: Port Arthur, Texas

Marital Status: Married Judy Atkinson, 02/22/1978

Children: Tatiana (Tanya) Jones DOB 12/01/1966 (Married, lives with her husband, David Jones, and daughter, Madison, in Houston, TX)
Noel Shepard Stephens DOB 10/06/1969 (Married, lives with his wife, Alexis Holloway Stephens, in Spring TX)
Sarah Macomber Leftwich DOB 08/06/1969 (Married, lives with her husband, Darren Leftwich, and son, Stone, in Fayetteville, AK)

Education

High School

George School
Box 4460
Newtown, PA 18940

(212) 579-6547

www.georgeschool.org

Years Attended: 1956-1959

Graduated May, 1959

College (1)

Wesleyan University

Wesleyan Station

Middletown, Connecticut 06459

(860) 685-2000

www.wesleyan.edu

Major: Liberal Arts (Government)

Years Attended: September 1959-January 1961

Stephens took a sabbatical to attend Julliard School of Music evening class in New York (located in the Bronx before it moved to the Lincoln Center in 1969) on a Richard Rodgers Scholarship in Music Composition.

College (2)

South Texas Jr. College

Houston, Texas

Major: Business

Years Attended: September 1961-May 1962

College (3)

University of Houston

4800 Calhoun Road

Houston, Texas 77204

(713) 742-2255

www.uh.edu

Major: Pre-Law Business

English

Years Attended: September 1962-May 1965

Employment History

03/23/2009 – 01/15/2012

RealtySnap, LLC

1800 Augusta Dr., Suite 100

Houston, TX 77057-3192

Broker of Record as Designated Manager

Principal Product/Service: Online Real Estate Brokerage and proprietary software.

01/27/2006 – Present

deRaat Stephens Residential Properties, LLC

1800 Augusta Drive, Suite 100

Houston, TX 77057-3192

Principal Product/Service: Real Estate Brokerage

10/06/1977 – 03/01/2011

deRaat Stephens, Inc.

1800 Augusta Drive

Suite 100

Houston, TX 77057

CEO, President & Broker of Record

Principal Product/Service: Real estate brokerage services

05/2001 – 01/2004

eRealty, Inc.

1800 Bering Drive, Suite 251

Houston, TX 77057

Director of Compliance (serving 10 states & 16 MLSs)

Principal Product: Real estate brokerage services

12/15/75-07/31/77

WIN Enterprises Group (dissolved)

Win Real Estate, Inc. – Vice President

Win Management, Inc. – Director, Treasurer

Nation, Stephens, deRaaf & Associates, Inc. – Director, Exec. VP

Principal Product: Real estate syndications of income producing properties

1967-12/15/75

Interstate Commercial Equipment, Inc. (sold)

2619 Milford

Houston, TX 77006

Vice President: Engineering & Manufacturing

Principal Product: Patented ice cube vending & dispensing equipment

1966-1967

Stephens International, Inc. (dissolved)

1130 Eastern Airlines Building

3700 Greenway Plaza Drive

Houston, TX 77027

President

Principal Product:

Holding Company:

Interstate Commercial Equipment, Inc.

Economy Chevrolet, Inc.

Folio Publications, Inc.

Branding Iron Bar-B-Q Systems, Inc.

Personal Development Services

1965-1966

Stephens-Shepard & Associates (dissolved)

109 Anderson Building

Houston, TX 77027

Partner

Principal Product:

“Put and Call” option writing

1963-1965

William Richard, Inc. (dissolved)

5015 Westheimer

Houston, TX 77027

Comptroller & Credit Manager

Principal Product:

Traditional clothing for men: Retail store

1962-1963

Neiman Marcus

Salesman, Men’s Clothing

Joskes Houston

Salesman, Men’s Clothing

1962

Office Services, Inc.

Salesman, computer payroll systems

1961

Belize Trader (working passage on Spanish Honduran cargo freighter) – second mate

Litchfield Herpetological Expedition (Sponsored by the National Academy of Sciences) – Security

American Telephone & Telegraph – Senior Clerk, Banks & Brokers Division

Military Service

Received "Order To Report For Armed Forces Physical Examination" dated January 6, 1966.

Reported for induction physical 01/28/1966

Received "Statement Of Acceptability" Form DD62, dated 28 Jan 66 "Found not acceptable for induction under current standards"

(Inguinal hernia)

Relevant Occupational Training, Licenses, Credentials, etc.

1. Mandatory Continuing Education for Texas Real Estate Licensees:
15 Classroom hours every two years [effective date 08/31/91] of which 6 hours must be in legal topics

Current Status: Completed. Licensure expires 09/30/2012
2. Mandatory Continuing Education for **Georgia Real Estate Licensees**: 6 Classroom hours for each 1 year of licensure = 24 hours.

Current Status: Completed. Licensure expires 05/31/2010: **Voluntarily Terminated My License**
3. Mandatory Continuing Education for **Massachusetts Licensees**: 12 Classroom hours every two years.

Current Status: Completed. License expires 05/31/2009 **Voluntarily Terminated My License**
4. Mandatory Continuing Education for Texas Mortgage Broker Licensees:
15 Classroom hours every two years of which 8 hours must be Core (preferably including 2 hours of Ethics) and 7 hours of either CE or CORE.

Current Status: Completed. License expires February 21, 2009 **Voluntarily Terminated my license.**
5. CRB Designation issued by the Real Estate Brokerage Managers Council, a professional organization of the Realtors National Marketing Institute[®], a not-for-profit affiliate of the National Association of REALTORS[®] - Designation requirements, see http://www.crb.com/designation_fs.htm (12 of 18 credits were received on the "Traditional Track" for Brokerage Management Experience. The remaining 6 credits (30 Classroom Hours) were received by completing a 3 day CRB course in Orlando, Florida in November, 1999).
6. The CORE Real Estate Courses (30 Classroom Hours each, 8 courses = 240 Classroom Hours) and the MCE courses (First two digits of course number = Classroom Hours, Total Classroom Hours = 82) listed under Spencer School of Real Estate in the Broker Profile have all been taken by George Stephens prior to being certified to teach each course. Continuing Education Courses written and taught by George Stephens are not included in cumulative MCE Credit Hours.
7. Other Designations and/or Licenses – (all are currently inactive):
1992-1994 State of Texas Property Tax Consultant Registration #00000145
1989-1992 College of Real Estate Appraisers, Senior Certified Professional Appraiser
1987 International Real Estate Institute, "SCV" Senior Certified Valuer
1983 International Organization of Real Estate Appraisers, "Senior Member"
1979 Society of Real Estate Appraisers – Associate Member
1967-1968 City of Houston Air Conditioning Repair Contractor's License, Class 3, No. 195

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