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March 29, 2010

FILED

Tracie Linderman, Clerk of the Supreme Court
 201 S. Carson Street, Suite 250
 Carson City NV 89701-4702

APR 06 2010
 TRACIE K. LINDEMAN
 CLERK OF SUPREME COURT
 BY *[Signature]*
 CHIEF DEPUTY CLERK

Re: Public Comment on ADKT 435
 In the Matter of the Adoption of Rules for Foreclosure Mediation

To the Honorable Justices of the Supreme Court:

My name is Jack Woodcock, and I have been a Nevada real estate broker since 1974. I am a Founder – Broker of Prudential Americana Group, REALTORS®, one of Southern Nevada’s largest real estate firms. Since acquiring my broker’s license I have been active in our REALTOR® associations on a local, state, and national level, particularly in committees that involve legislation. In 2000 I served on the National Association of REALTORS® (NAR) committee that provided the real estate perspective for the reduction in the capital gains tax. In 2002 I provided counsel and assistance to the 107th Congress for the drafting of HR2239, the FHA Down Payment Simplification Act. Currently I am a member of the Board of Directors for the National Association of REALTORS®.

In our current economic times the Foreclosure Mediation Program is very important to the public and to the recovery of our real estate industry. NVAR actively supported AB 149 during the 2009 Legislative Session to ensure this program was established.

In 2008, I was among those appointed by the State of Nevada Real Estate Division to a Broker Price Opinion Task Force, and was elected as its Chairman. Our committee’s mission was to examine the function of appraisals and broker price opinions (BPOs) and define the role of a licensed real estate professional in providing an opinion of the price a lender or other involved party could use in making property related decisions. Therefore, I am writing in support of the amendment to Rule 7 (2), regarding the use of BPOs.

The use of BPOs in Nevada was officially recognized during the 2009 Legislative Session and provisions are now in statute (NRS 645.2515 to better define when BPOs are appropriate and what a BPO must contain. BPOs are a critical component in the foreclosure mediation process as they provide an idea of the possible list price for a property in a rapid, yet thorough manner. BPOs are provided at a cost much less than a formal appraisal, which is often a concern for lenders and property owners.

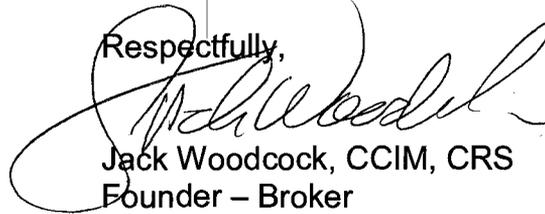
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Having a very good understanding of the construction and function of the BPO process, I support the amendment to Rule 7 (2), which allows the use of Broker Price Opinions in mediations, and urge its adoption as part of ADKT 435.

Respectfully,

A handwritten signature in black ink, appearing to read "Jack Woodcock", written over the typed name and title.

Jack Woodcock, CCIM, CRS
Founder – Broker

Encl.

JW:gb