



COMMONWEALTH of VIRGINIA
DEPARTMENT OF PROFESSIONAL AND OCCUPATIONAL REGULATION

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March 13, 2008

Stephen Holmes Sober
 701 Eagle Street
 Woodstock, VA 22664

Re: Continuing Education for License Number 0225-064394

Dear Mr. Sober:

The Virginia Real Estate Board's (The Board) records indicate that you have completed the Continuing Education Course Requirements:

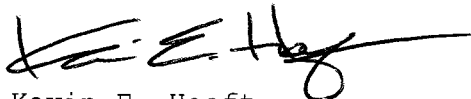
<u>Course</u>	<u>Hours</u>	<u>Date</u>
Fair Housing	3	12/06/2007
Legal Update	3	10/31/2007
Writing Effective Contracts	3	10/31/2007
Quality Service Certification	3	10/03/2007
Legal Update	2	10/02/2007
Three Contingencies:		
Avoiding the Traps that Lurks	2	10/02/2007
Virginia's Agency Law	3	07/23/2007
Managing Risk Effectively	3	07/23/2007
Limited Service Agency Course	2	07/10/2007
The Code of Ethics	3	07/10/2007
Foreclosures in Virginia	1	06/06/2007
2007 Professional Standards Seminar	3	03/01/2007
Navigating the Ethics of Agency	3	12/01/2006
Writing Effective Contracts	3	12/01/2006
RI: 410 The Code of Ethics is Good Business	7	09/28/2006
Understanding the Limited Service Broker	2	09/21/2006
Legal Update	2	09/21/2006
This ain't your Momma's Code of Ethics	2	09/20/2006
The Art and Science of Exceptional		
Service and Leadership	1	09/20/2006
Managing the Risk Proactively:	2	09/20/2006
RI: 407 Managing Risk	7	03/30/2006
2006 Professional Standards Seminar	6	03/21/2006
Bringing Mediation Home	6	02/16/2006

From Contract to Closing:		
Earning you Fee by Protecting your Client	3	11/16/2005
A New Look at Buyer Agency:		
Putting the Client First	3	11/16/2005
Legal Update	3	10/19/2005
Procuring Cause: Law and Ethics	3	09/14/2005
RI: 406 What Did I Agree To?	7	04/14/2005
Disclose, Disclose, Disclose:		
How Much Disclosure is too much?	3	02/11/2005
Who Killed the Deal?		
Assorted Deal Autopsies	2	02/10/2005
Procuring Cause	2	02/10/2005
Legal Update	2	02/09/2005
2005 Professional Standards Seminar	3	01/27/2005
Handling Multiple Offer in a Tight Market	2	11/09/2004
Dual and Designated Agency:		
Gaining a New Sophistication	2	11/09/2004
Writing Effective Contracts	3	11/09/2004
2004 Ethics Seminar	3	09/09/2004
Fair Housing is for everyone	3	09/09/2004
2004 Ethics Seminar	3	04/06/2004
New Rules and Tools to Expand your Market	3	03/05/2004
Caution: Integrity at Work	3	02/19/2004
Fair Housing is for everyone	2	02/19/2004
Legal Update	2	02/18/2004
Procuring Cause	2	12/09/2003
Top Deal Killers and How to Avoid Them	2	12/09/2003
2003 Professional Standards Seminar	2	04/03/2003
Ethics Servicing your Market and the Public	3	02/07/2003
Tax Issues for Realtors	1	02/06/2003
Tax Law Update	2	02/06/2003
Legal Update	2	02/05/2003

If you have any questions about the Board's education program, please contact the Education Section at 804-367-2406.

Sincerely,

VIRGINIA REAL ESTATE BOARD



Kevin E. Hoeft
Education Administrator