

1/4

To South Carolina Supreme Court for Petition Against SCRA (case 2016-01498, 2016-03338, 2018-001590):

I plead SC supreme court please review this case in depth for Justice

1. **It is fundamentally wrong that SCRA arbitration decision was made based on totally fabricated stories and false claims** presented by Mike Cousin that he was precuring cause of a transaction and wanted \$250,000 commission. **FACTs and TRUTH** were Mike Cousin had absolutely nothing to do with this real estate transaction by any measure. He was not the one introduced any parties together. He **had no ANY knowledge of, no ANY involvement, no ANY representation, and no ANY kind of agreement with anyone in the transaction.** Only things he had were manipulated stories and fabricated claims by himself. As the only agent in this transaction, I had all documented facts, everyone in the transaction, SCRA's rules/regulations and SC state Laws all on my side. However, SCRA arbitration panel chose to ignore all facts we presented, ignore the Laws and their own rules, decided to grant Mike Cousins \$250,000 commission for a transaction that Mike even had no knowledge of and nothing to do with.
2. **SCRA arbitration decision was against SC Laws and industrial rules/regulations.** SCRA hearing decision was prejudicial, unfair and injustice. It was based on their personal preferences with no factual support and no Laws approval. The Rules and Laws are clearly defined to against their decision. Their decision was fundamentally and principally wrong in many levels and many aspects.
3. **SCRA put itself above the Laws** which should not be allowed, ignored or tolerated. As an organization with authority, SCRA does NOT have integrity or system to correct their mistakes and wrong doing. Arbitration Panel was NOT required to follow the Laws and industrial rules yet their decision couldn't be changed. This is fundamentally wrong!

RECEIVED

JUN 24 2022

JR

S.C. SUPREME COURT

Three simple questions to examine SCRA arbitration panel's decision.

1. What facts (not fabricated stories and claims) support their "precurring course" claim?
2. What Laws or Rules support their decision to grant a realtor \$250,000 commission when he had zero knowledge, zero involvement, zero representation, and zero agreement with anyone in the transaction?
3. Does arbitration panel have to follow the Laws and rules in their arbitration decision making? Or can they get away with any decisions they made even if it is against the Laws and their own rules/regulations?

If they don't have to follow the Laws and can decide anything they want based on their personal preferences yet all Realtors were forced to obey regardless, then this is a much serious and worse problem! This kind of power must be restrained!

I was trained as a scientist with a PhD in Physics from USA 30 years ago. I respect facts/truth, believe in Justice, and follow the Laws/Rules. If an argument was based on a wrong assumption instead of facts/truth, then the argument itself could be completely meaningless and conclusion most likely would be wrong and far away from the truth. This 7 years law suit was based on "precurring cause" conclusion that was based on fabricated claims and has no fact to support. More importantly, it was totally against Laws and rules. Anyone who actually focus on the facts/truth and Laws can easily see something is fundamentally very wrong in this case. That is why the **court already ruled against Mike Cousins' claim for commission TWICE** (year 2015 and 2017) based on documented facts and LAWS. Yet, in past 7 years, a lot of argument was about procedural rules to see if SCRA can get away from not following the fundamental Laws.

If SCRA has the power not to follow the Laws or Laws don't apply to them; if people who made up stories or fabricated claims can get whatever they claimed with no facts to support and no Laws allowed, as long as they had favor with SCRA panel; if Laws only apply to ordinary people like me, but not to authority like SCRA; if people who knows how to play with loophole



3/4

of the system and use their power to win over truth, justice, and Laws, what kind of problems are we facing?

I plead SC supreme court please focus on truth, justice and Laws. The court ruled against SCRA's decision twice in the past but they decisions were over ruled by Horry county court which stated that no matter what SCRA decided, Realtors must obey. At this point, only you, the SC supreme court, has the power to correct SCRA's wrong doing and force them to follow the Laws. Please reverse the 2021's court decision (that Realtor must accept arbitration's decision regardless) back to original court decision in 2017 (that Mike Cousins was not entitled to any commission based on plenty of documented facts and the SC Laws). Your decision affect not only on this case, but many other cases in the future. Hopefully your decision will enforce the Laws to SCRA that they authority has the limit that they must follow the Laws in their arbitration decision making.

During this 7+ years fighting for justice with SCRA, I sadly saw that even though there are plenty of Rules and Laws clearly defined what should be done and what should not, yet there are also plenty of ways for the authority or people who have the power and know how to play the system can get away from not following the Laws. These Laws should not only apply to ordinary people, they should also apply to people with power or authorities!

I spent way too much time and \$120,000 on attorney fees in past 7+ years just hope to see justice in the end and totally against SCRA who abused its authority and get away from not following the Laws. I sincerely hope that in the end, the Truth, Laws and Justice can win over the politics and power of SCRA organization gives itself to be above the Laws! Please tell SCRA that they must follow the Laws in their arbitration for this case and many cases to come. At this point, only SC supreme court can make this happen!

With high respect and hope, I appreciate your time and attention.

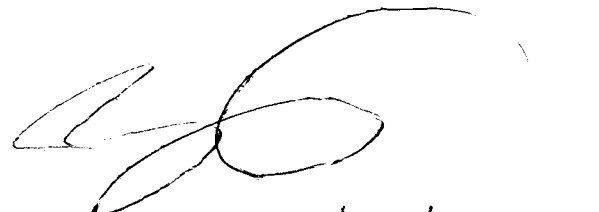
Jane Zheng, member of SCRA and Keller Williams Realty
Joygoodz@hotmail.com, 8432679989

4/4

I declare that my agreement to accept SCRA hearing decision is void. I strongly against panel's decision for following reasons:

1. SCRA hearing panel's decision (Feb 2016) was against the facts and solely based on fabricated stories that Mike Cousins made up and has no factual basis. The fact is Mike Cousin had absolutely nothing to do with this real estate transaction. He had no ANY knowledge of, no ANY involvement, no ANY representation, and no ANY kind of agreement with anyone in the transaction. MC is NOT procuring cause of this transaction by any measure.
2. There is NO any Laws, or even SCRA's own rules and regulations to support SCRA's decision. Panel's decision was totally against regulations and LAWS. SCRA arbitration decision was prejudicial, unfair and injustice. It was based on their personal preferences with no factual and/or legal support.
3. I never expected and agreed that SCRA has the power and authority to ignore and/or against Laws and their own rules and regulations to make decisions on whatever and however they want. Any organization who ignores or not follows the Laws and put themselves above the Laws should be restrained and stopped.
4. SCRA has no integrity and/or system to recourse any wrong doing they may conduct and correct it when happened. Their only focus has been to protect their right to make any decision they want and no one can change or correct them. The arbitration decision was not bonded to follow the Laws or their own rules.

My above statements are supported by historical factual documents, SCRA rules & regulations, SC State Laws, everyone involved in this transaction and twice Court orders on this case. Those factual docs were submitted before the hearing and totally ignored.



6/22/2022

Dr. J. Zheng
P O Box 70688
Myrtle Beach SC 29572



1000



29201

U.S. POSTAGE PAID
FOM US ENV
MYRTLE BEACH, SC
29577

JUN 22 22

AMOUNT

\$1.36

R2304W120949-5

The Honorable Furman A. Howard
Clerk of Court
SC Supreme Court
Supreme Court Building
123 N. Governor St
Columbia SC 29201

