

**Tim McEwen** Real Estate Expert Witness | Managing Broker (19 yrs)  
Contact: 206-714-0374 | [Tim@McEwenRealEstate.com](mailto:Tim@McEwenRealEstate.com) |  
[McEwenRealEstate.com/expert-witness/](http://McEwenRealEstate.com/expert-witness/)

---

### **PROFESSIONAL SUMMARY**

Managing Broker with 21 years of experience in Washington residential real estate and 19 years of licensure as a Managing Broker. Faculty Instructor for state-sanctioned housing education through the Washington State Housing Finance Commission (WSHFC), specializing in the Standard of Care, NWMLS contractual compliance, and Washington State Agency Law (RCW 18.86).

---

### **CORE AREAS OF EXPERTISE**

- Standard of Care Evaluation (Residential Brokerage)
  - Fiduciary Duty & Agency Law Compliance
  - NWMLS Contractual Forensics & Disclosure Audits
  - Brokerage Supervision & Risk Management Protocols
- 

### **PROFESSIONAL EXPERIENCE**

**McEwen Real Estate Services | King County, WA Real Estate Expert Witness & Consultant | 2026 – Present**

- Provide objective case analysis and litigation support for residential real estate disputes.
- Conduct technical file audits and evaluate the Standard of Care in Washington state transactions.
- Consult on brokerage risk management and regulatory compliance with state and regional requirements.
- Analyze complex residential asset transfers and NWMLS contractual frameworks.

**Keller Williams Mountains to Sound Realty | Kent, WA Managing Broker | 2017 – Present**

- Oversaw high-volume residential transactions with a focus on risk mitigation and contractual compliance.
- Served as Head of the Finance Committee for the Agent Leadership Team (ALT).
- Developed internal office standards and risk-mitigation policies for a brokerage of over 100 agents.
- Provided guidance on complex files involving earnest money disputes and disclosure requirements.

### **Windermere RE/PSK Inc. | Kent, WA Managing Broker | 2009 – 2017**

- Facilitated hundreds of residential sales as a licensed Managing Broker.
- Implemented standardized transaction coordination workflows to ensure regulatory compliance.
- Evaluated market data and absorption rates to provide expert valuation insights.

### **RE/MAX Realty South | WA Managing Broker | 2006 – 2009**

- Transitioned into management-level licensure, providing oversight for residential sales.
- Navigated complex market shifts and distress-sale protocols during the 2008 financial crisis.

### **RE/MAX Realty South | WA Real Estate Salesperson | 2004 – 2006**

- Established a foundation in residential sales, beginning a 21-year career in active practice.

---

## **EDUCATION & ACADEMIC FOUNDATION**

### **Western Washington University | Bellingham, WA Bachelor of Business Administration (B.B.A.) in Finance & Economics**

- Emphasis on quantitative market analysis, economic forecasting, and fiduciary principles.

---

## **LICENSURE & PROFESSIONAL STANDING**

- Washington State Managing Broker's License (Active since 2006).
- Washington State Real Estate Broker's License (Active since 2004).
- Professional Record: Zero disciplinary actions, regulatory complaints, or ethical violations across 21 years of licensure.
- Firm Leadership: Designated Finance Committee Head, Agent Leadership Team (ALT).

---

## **PROFESSIONAL AFFILIATIONS**

- Washington State Housing Finance Commission Certified Instructor
- National Association of REALTORS® (NAR)
- Washington REALTORS®
- Seattle King County REALTORS®
- Northwest Multiple Listing Service (NWMLS)