



IAPD Report

Willa Carr Lande

CRD# 1450249

<u>Section Title</u>	<u>Page(s)</u>
Report Summary	1
Qualifications	2 - 5
Registration and Employment History	6
Disclosure Information	7



When communicating online or investing with any professional, make sure you know who you're dealing with. [Imposters](#) might link to sites like BrokerCheck from [phishing](#) or similar scam websites, or through [social media](#), trying to steal your personal information or your money.

Please contact FINRA with any concerns.



IAPD Information About Representatives

IAPD offers information on all current-and many former representatives. Investors are strongly encouraged to use IAPD to check the background of representatives before deciding to conduct, or continue to conduct, business with them.

What is included in a IAPD report?

IAPD reports for individual representatives include information such as employment history, professional qualifications, disciplinary actions, criminal convictions, civil judgments and arbitration awards.

It is important to note that the information contained in an IAPD report may include pending actions or allegations that may be contested, unresolved or unproven. In the end, these actions or allegations may be resolved in favor of the representative, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

Where did this information come from?

The information contained in IAPD comes from the Investment Adviser Registration Depository (IARD) and FINRA's Central Registration Depository, or CRD, (see more on CRD below) and is a combination of:

- information the states require representatives and firms to submit as part of the registration and licensing process, and
- information that state regulators report regarding disciplinary actions or allegations against representatives.

How current is this information?

Generally, representatives are required to update their professional and disciplinary information in IARD within 30 days.

Need help interpreting this report?

For help understanding how to read this report, please consult NASAA's IAPD Tips page <http://www.nasaa.org/IAPD/IARReports.cfm>

What if I want to check the background of an Individual Broker or Brokerage Firm?

To check the background of an Individual Broker or Brokerage firm, you can search for the firm or individual in IAPD. If your search is successful, click on the link provided to view the available licensing and registration information in FINRA's BrokerCheck website.

Are there other resources I can use to check the background of investment professionals?

It is recommended that you learn as much as possible about an individual representative or Investment Adviser firm before deciding to work with them. Your state securities regulator can help you research individuals and certain firms doing business in your state. The contact information for state securities regulators can be found on the website of the North American Securities Administrators Association <http://www.nasaa.org>



Report Summary

Willa Carr Lande (CRD# 1450249)

The report summary provides an overview of the representative's professional background and conduct. The information contained in this report has been provided by the representative, investment adviser and/or securities firms, and/or securities regulators as part of the states' investment adviser registration and licensing process. The information contained in this report was last updated by the representative, a previous employing firm, or a securities regulator on **11/28/2023**.

CURRENT EMPLOYERS

	Firm	CRD#	Registered Since
B	EDWARD JONES	CRD# 250	01/23/2009
IA	EDWARD JONES	CRD# 250	01/23/2009

QUALIFICATIONS

This representative is currently registered in **4** SRO(s) and **27** jurisdiction(s).

Is this representative currently Inactive or Suspended with any regulator? **No**

Note: Not all jurisdictions require IAR registration or may have an exemption from registration.

Additional information including this individual's qualification examinations and professional designations is available in the Detailed Report.

REGISTRATION HISTORY

This representative was previously registered with the following firm(s):

	FIRM	CRD#	LOCATION	REGISTRATION DATES
B	MERRILL LYNCH, PIERCE, FENNER & SMITH INCORPORATED	7691	MISSOULA, MT	03/21/2007 - 01/27/2009
IA	MERRILL LYNCH, PIERCE, FENNER & SMITH INCORPORATED	7691	MISSOULA, MT	03/21/2007 - 01/27/2009
B	UBS FINANCIAL SERVICES INC.	8174	MISSOULA, MT	08/12/2006 - 04/04/2007

For additional registration and employment history details as reported by the individual, refer to the Registration and Employment History section of the Detailed Report.

DISCLOSURE INFORMATION

Disclosure events include certain criminal charges and convictions, formal investigations and disciplinary actions initiated by regulators, customer disputes and arbitrations, and financial disclosures such as bankruptcies and unpaid judgments or liens.

Are there events disclosed about this representative? **Yes**

The following types of events are disclosed about this representative:

Type	Count
Customer Dispute	2



Qualifications

REGISTRATIONS

This section provides the SRO, states and U.S. territories in which the representative is currently registered and licensed, the category of each registration, and the date on which the registration becomes effective. This section also provides, for each firm with which the representative is currently employed, the address of each location where the representative works. This individual is currently registered with **27** jurisdiction(s) and 4 SRO(s) through his or her employer(s).

Employment 1 of 1

Firm Name: **EDWARD JONES**
Main Address: 12555 MANCHESTER RD
ST. LOUIS, MO 63131
Firm ID#: 250

Regulator	Registration	Status	Date
B FINRA	General Securities Representative	Approved	01/23/2009
B NYSE American LLC	General Securities Representative	Approved	09/13/2011
B Nasdaq Stock Market	General Securities Representative	Approved	01/23/2009
B New York Stock Exchange	General Securities Representative	Approved	01/23/2009
B Arizona	Agent	Approved	01/27/2009
B Arkansas	Agent	Approved	05/13/2010
B California	Agent	Approved	01/27/2009
B Colorado	Agent	Approved	01/23/2009
B District of Columbia	Agent	Approved	05/04/2022
B Florida	Agent	Approved	01/23/2009
B Hawaii	Agent	Approved	04/29/2015
B Idaho	Agent	Approved	01/27/2009
B Illinois	Agent	Approved	05/23/2023



Qualifications

Regulator	Registration	Status	Date
B Indiana	Agent	Approved	10/04/2022
B Kansas	Agent	Approved	11/28/2023
B Michigan	Agent	Approved	01/25/2019
B Minnesota	Agent	Approved	07/08/2010
B Missouri	Agent	Approved	01/04/2017
B Montana	Agent	Approved	01/23/2009
IA Montana	Investment Adviser Representative	Approved	01/23/2009
B Nevada	Agent	Approved	01/17/2012
B New Mexico	Agent	Approved	06/30/2022
B New York	Agent	Approved	07/31/2012
B Ohio	Agent	Approved	06/13/2022
B Oklahoma	Agent	Approved	03/14/2022
B Oregon	Agent	Approved	01/27/2009
B South Carolina	Agent	Approved	05/05/2022
B Texas	Agent	Approved	11/16/2016
IA Texas	Investment Adviser Representative	Restricted Approval	01/15/2019
B Utah	Agent	Approved	06/22/2010
B Virginia	Agent	Approved	02/01/2022



Qualifications

Regulator	Registration	Status	Date
B Washington	Agent	Approved	01/23/2009
B Wisconsin	Agent	Approved	01/11/2010

Branch Office Locations

EDWARD JONES
400 W MAIN STREET SUITE 200
HAMILTON, MT 59840






Qualifications

PASSED INDUSTRY EXAMS



This section includes all industry exams that the representative has passed. Under limited circumstances, a representative may attain registration after receiving an exam waiver based on a combination of exams the representative has passed and qualifying work experience. Likewise a new exam requirement may be grandfathered based on a representative's specific qualifying work experience. Exam waivers and grandfathering are not included below.

This individual has passed 3 principal/supervisory exams, 2 general industry/product exams, and 2 state securities law exams.



Principal/Supervisory Exams

Exam	Category	Date
 General Securities Sales Supervisor - General Module Examination (S10)	Series 10	09/14/2001
 General Securities Sales Supervisor - Options Module Examination (S9)	Series 9	08/28/2001
 General Securities Principal Examination (S24)	Series 24	02/20/1997

General Industry/Product Exams

Exam	Category	Date
 Securities Industry Essentials Examination (SIE)	SIE	10/01/2018
 General Securities Representative Examination (S7)	Series 7	10/27/2000

State Securities Law Exams

Exam	Category	Date
 Uniform Securities Agent State Law Examination (S63)	Series 63	11/14/2000
 Uniform Investment Adviser Law Examination (S65)	Series 65	08/08/1996

PROFESSIONAL DESIGNATIONS

This section details that the representative has reported **0** professional designation(s).

No information reported.



Registration & Employment History

PREVIOUSLY REGISTERED WITH THE FOLLOWING FIRMS

This representative held registrations with the following firms:

	Registration Dates	Firm Name	ID#	Branch Location
B	03/21/2007 - 01/27/2009	MERRILL LYNCH, PIERCE, FENNER & SMITH INCORPORATED	CRD# 7691	MISSOULA, MT
IA	03/21/2007 - 01/27/2009	MERRILL LYNCH, PIERCE, FENNER & SMITH INCORPORATED	CRD# 7691	MISSOULA, MT
B	08/12/2006 - 04/04/2007	UBS FINANCIAL SERVICES INC.	CRD# 8174	MISSOULA, MT
IA	08/12/2006 - 04/04/2007	UBS FINANCIAL SERVICES INC.	CRD# 8174	MISSOULA, MT
IA	03/06/2001 - 08/12/2006	PIPER JAFFRAY & CO.	CRD# 665	MISSOULA, MT
B	10/30/2000 - 08/12/2006	PIPER JAFFRAY & CO.	CRD# 665	MISSOULA, MT
B	12/21/1989 - 03/15/1995	PIPER JAFFRAY INC.	CRD# 665	MINNEAPOLIS, MN
B	06/01/1988 - 09/26/1990	DEAN WITTER REYNOLDS INC.	CRD# 7556	PURCHASE, NY
B	04/29/1987 - 06/06/1988	PIPER, JAFFRAY & HOPWOOD INCORPORATED	CRD# 665	MINNEAPOLIS, MN

EMPLOYMENT HISTORY

Below is the representative's employment history for up to the last 10 years.

Employment Dates	Employer Name	Position	Investment Related	Employer Location
01/2009 - Present	EDWARD JONES	FINANCIAL ADVISOR	Y	ST LOUIS, MO, United States

OTHER BUSINESS ACTIVITIES

This section includes information, if any, as provided by the representative regarding other business activities the representative is currently engaged in either as a proprietor, partner, officer, director, employee, trustee, agent, or otherwise. This section does not include non-investment related activity that is exclusively charitable, civic, religious, or fraternal and is recognized as tax exempt.

No information reported.



Disclosure Summary

Disclosure Information

What you should know about reported disclosure events:

(1) Certain thresholds must be met before an event is reported to IARD, for example:

- A law enforcement agency must file formal charges before an Investment Adviser Representative is required to report a particular criminal event.;
- A customer dispute must involve allegations that an Investment Adviser Representative engaged in activity that violates certain rules or conduct governing the industry and that the activity resulted in damages of at least \$5,000.

(2) Disclosure events in IAPD reports come from different sources:

As mentioned in the "About IAPD" section on page 1 of this report, information contained in IAPD comes from Investment Adviser Representatives, firms and regulators. When more than one of these sources reports information for the same disclosure event, all versions of the event will appear in the IAPD report. The different versions will be separated by a solid line with the reporting source labeled.

(3) There are different statuses and dispositions for disclosure events:

- A disclosure event may have a status of *pending*, *on appeal*, or *final*.
 - A "pending" disclosure event involves allegations that have not been proven or formally adjudicated.
 - A disclosure event that is "on appeal" involves allegations that have been adjudicated but are currently being appealed.
 - A "final" disclosure event has been concluded and its resolution is not subject to change.
- A final disclosure event generally has a disposition of *adjudicated*, *settled* or *otherwise resolved*.
 - An "adjudicated" matter includes a disposition by (1) a court of law in a criminal or civil matter, or (2) an administrative panel in an action brought by a regulator that is contested by the party charged with some alleged wrongdoing.
 - A "settled" matter generally represents a disposition wherein the parties involved in a dispute reach an agreement to resolve the matter. Please note that Investment Adviser Representatives and firms may choose to settle customer disputes or regulatory matters for business or other reasons.
 - A "resolved" matter usually includes a disposition wherein no payment is made to the customer or there is no finding of wrongdoing on the part of the Investment Adviser Representative. Such matters generally involve customer disputes.

(4) You may wish to contact the Investment Adviser Representatives to obtain further information regarding any of the disclosure events contained in this IAPD report.



DISCLOSURE EVENT DETAILS

When evaluating this information, please keep in mind that some items may involve pending actions or allegations that may be contested and have not been resolved or proven. The event may, in the end, be withdrawn, dismissed, resolved in favor of the Investment Adviser Representative, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

This report provides the information exactly as it was reported to the Investment Adviser Registration Depository. Some of the specific data fields contained in the report may be blank if the information was not provided.

The following types of events are disclosed about this representative:

Type	Count
Customer Dispute	2

Customer Dispute

This section provides information regarding a customer dispute that was reported to the Investment Adviser Registration Depository (IARD) by the Investment Adviser Representative (IAR), an investment adviser and/or securities firm, and/or a securities regulator. The event may include a consumer-initiated, investment-related complaint, arbitration proceeding or civil suit that contains allegations of sales practice violations against the individual.

The customer dispute may be pending or may have resulted in a civil judgment, arbitration award, monetary settlement, closure without action, withdrawal, dismissal, denial, or other outcome.

Disclosure 1 of 2

Reporting Source:	Individual
Employing firm when activities occurred which led to the complaint:	Edward Jones
Allegations:	Client alleges the financial advisor provided poor advice in suggesting she purchase Realty Income Corp Prfd Ser D on January 31, 2012 and Magnum Hunter Res Corp on March 2, 2012.
Product Type:	Other: REITS
Alleged Damages:	\$13,083.42
Is this an oral complaint?	No
Is this a written complaint?	Yes
Is this an arbitration/CFTC reparation or civil litigation?	No

Customer Complaint Information

Date Complaint Received:	01/17/2017
Complaint Pending?	No
Status:	Settled
Status Date:	01/30/2017
Settlement Amount:	\$488.18
Individual Contribution Amount:	\$0.00



Broker Statement Based on the firm's review, the client's claim was denied. However, a check was issued to the client in the amount of \$488.18 as the client was not made aware of the March 1, 2012 call of Realty Income Corp Prfd Ser D. The financial advisor did not contribute towards the payment.

Disclosure 2 of 2

Reporting Source: Firm

Employing firm when activities occurred which led to the complaint: MERRILL LYNCH, PIERCE, FENNER & SMITH INCORPORATED

Allegations: CLIENTS ALLEGE VARIABLE ANNUITY CONTRACTS WERE MISREPRESENTED. NO SPECIFIC DAMAGES ALLEGED. ANNUITIES WERE PURCHASED MAY 25TH & 29TH 2007.

Product Type: Annuity-Variable

Alleged Damages: \$0.00

Is this an oral complaint? No

Is this a written complaint? Yes

Is this an arbitration/CFTC reparation or civil litigation? No

Customer Complaint Information

Date Complaint Received: 06/11/2009

Complaint Pending? No

Status: Settled

Status Date: 07/15/2009

Settlement Amount: \$62,927.04

Individual Contribution Amount: \$0.00

Firm Statement IN ORDER TO AVOID THE COST AND UNCERTAINTY OF FURTHER DISPUTE IN THIS MATTER WE SETTLED WITH THE CLIENTS REGARDING 2 VARIABLE ANNUITY CONTRACTS FOR A TOTAL OF \$62,927.04.

.....

Reporting Source: Individual

Employing firm when activities occurred which led to the complaint: MERRILL LYNCH, PIERCE, FENNER AND SMITH INCORPORATED

Allegations: CLIENTS ALLEGE VARIABLE ANNUITY CONTRACTS WERE MISREPRESENTED. NO SPECIFIC DAMAGES ALLEGED. ANNUITIES WERE PURCHASED MAY 25TH & 29TH 2007.

Product Type: Annuity-Variable

Alleged Damages: \$0.00

Is this an oral complaint? No

Is this a written complaint? Yes



**Is this an arbitration/CFTC
reparation or civil litigation?** No

Customer Complaint Information

Date Complaint Received: 06/11/2009

Complaint Pending? No

Status: Settled

Status Date: 07/15/2009

Settlement Amount: \$62,927.04

**Individual Contribution
Amount:** \$0.00

Broker Statement

IN ORDER TO AVOID THE COST AND UNCERTAINTY OF FURTHER DISPUTE
IN THIS MATTER WE SETTLED WITH THE CLIENTS REGARDING TWO
VARIABLE ANNUITY CONTRACTS FOR A TOTAL OF \$62,927.04



End of Report

This page is intentionally left blank.