

BrokerCheck Report

KEITH LARAYNE SAPP

CRD# 5056345

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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.

About BrokerCheck®



BrokerCheck offers information on all current, and many former, registered securities brokers, and all current and former registered securities firms. FINRA strongly encourages investors to use BrokerCheck to check the background of securities brokers and brokerage firms before deciding to conduct, or continue to conduct, business with them.

- **What is included in a BrokerCheck report?**

- BrokerCheck reports for individual brokers include information such as employment history, professional qualifications, disciplinary actions, criminal convictions, civil judgments and arbitration awards. BrokerCheck reports for brokerage firms include information on a firm's profile, history, and operations, as well as many of the same disclosure events mentioned above.
- Please note that the information contained in a BrokerCheck 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 broker or brokerage firm, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

- **Where did this information come from?**

- The information contained in BrokerCheck comes from FINRA's Central Registration Depository, or CRD® and is a combination of:
 - information FINRA and/or the Securities and Exchange Commission (SEC) require brokers and brokerage firms to submit as part of the registration and licensing process, and
 - information that regulators report regarding disciplinary actions or allegations against firms or brokers.

- **How current is this information?**

- Generally, active brokerage firms and brokers are required to update their professional and disciplinary information in CRD within 30 days. Under most circumstances, information reported by brokerage firms, brokers and regulators is available in BrokerCheck the next business day.

- **What if I want to check the background of an investment adviser firm or investment adviser representative?**

- To check the background of an investment adviser firm or representative, you can search for the firm or individual in BrokerCheck. If your search is successful, click on the link provided to view the available licensing and registration information in the SEC's Investment Adviser Public Disclosure (IAPD) website at <https://www.adviserinfo.sec.gov>. In the alternative, you may search the IAPD website directly or contact your state securities regulator at <http://www.finra.org/Investors/ToolsCalculators/BrokerCheck/P455414>.

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

- FINRA recommends that you learn as much as possible about an investment professional before deciding to work with them. Your state securities regulator can help you research brokers and investment adviser representatives doing business in your state.

Thank you for using FINRA BrokerCheck.



Using this site/information means that you accept the FINRA BrokerCheck Terms and Conditions. A complete list of Terms and Conditions can be found at brokercheck.finra.org



For additional information about the contents of this report, please refer to the User Guidance or www.finra.org/brokercheck. It provides a glossary of terms and a list of frequently asked questions, as well as additional resources. For more information about FINRA, visit www.finra.org.

KEITH L. SAPP

CRD# 5056345

This broker is not currently registered.

Report Summary for this Broker



This report summary provides an overview of the broker's professional background and conduct. Additional information can be found in the detailed report.

Broker Qualifications

This broker is not currently registered.

This broker has passed:

- 0 Principal/Supervisory Exams
- 3 General Industry/Product Exams
- 1 State Securities Law Exam

Registration History

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

- B** **THRIVENT INVESTMENT MANAGEMENT INC.**
CRD# 18387
Loveland, CO
06/2007 - 08/2020
- B** **NFP SECURITIES, INC.**
CRD# 42046
BOULDER, CO
01/2006 - 06/2007

Disclosure Events

All individuals registered to sell securities or provide investment advice are required to disclose customer complaints and arbitrations, regulatory actions, employment terminations, bankruptcy filings, and criminal or civil judicial proceedings.

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

The following types of disclosures have been reported:

Type	Count
Criminal	2

Investment Adviser Representative Information

The information below represents the individual's record as a broker. For details on this individual's record as an investment adviser representative, visit the SEC's Investment Adviser Public Disclosure website at

<https://www.adviserinfo.sec.gov>

Broker Qualifications



Registrations

This section provides the self-regulatory organizations (SROs) and U.S. states/territories the broker is currently registered and licensed with, the category of each license, and the date on which it became effective. This section also provides, for every brokerage firm with which the broker is currently employed, the address of each branch where the broker works.

This broker is not currently registered.



Broker Qualifications

Industry Exams this Broker has Passed

This section includes all securities industry exams that the broker has passed. Under limited circumstances, a broker may attain a registration after receiving an exam waiver based on exams the broker has passed and/or qualifying work experience. Any exam waivers that the broker has received are not included below. A passed exam or exam waiver does not permit a broker to do business without an active SRO or state registration.

This individual has passed 0 principal/supervisory exams, 3 general industry/product exams, and 1 state securities law exam.

Principal/Supervisory Exams

Exam	Category	Date
No information reported.		

General Industry/Product Exams

Exam	Category	Date
B General Securities Representative Examination	Series 7TO	08/03/2022
B Securities Industry Essentials Examination	SIE	10/01/2018
B General Securities Representative Examination	Series 7	12/07/2005

State Securities Law Exams

Exam	Category	Date
B IA Uniform Combined State Law Examination	Series 66	12/22/2005

Additional information about the above exams or other exams FINRA administers to brokers and other securities professionals can be found at www.finra.org/brokerqualifications/registeredrep/.



Broker Qualifications

Professional Designations

This section details that the representative has reported **2** professional designation(s).

Chartered Financial Analyst
Chartered Financial Consultant

This representative holds or did hold **2** professional designation(s) that may have been used to qualify as an Investment Advisor representative. Please check with the appropriate designation authority for verification that the designation is still in effect. The contact information for these professional designation authorities can be found on the website for the North American Securities Administrators Association at <http://www.nasaa.org>



Registration and Employment History

Registration History

The broker previously was registered with the following firms:

Registration Dates	Firm Name	CRD#	Branch Location
B 06/2007 - 08/2020	THRIVENT INVESTMENT MANAGEMENT INC.	18387	Loveland, CO
B 01/2006 - 06/2007	NFP SECURITIES, INC.	42046	BOULDER, CO

Employment History

This section provides up to 10 years of an individual broker's employment history as reported by the individual broker on the most recently filed Form U4.

Please note that the broker is required to provide this information only while registered with FINRA or a national securities exchange and the information is not updated via Form U4 after the broker ceases to be registered. Therefore, an employment end date of "Present" may not reflect the broker's current employment status.

Employment	Employer Name	Position	Investment Related	Employer Location
04/2023 - Present	LA FOLIE VACATIONS LLC	OWNER AND PARTNER	N	LOVELAND, CO, United States
09/2021 - Present	LA FOLIE HOLDINGS LLC	OWNER AND PARTNER	N	LOVELAND, CO, United States
07/2020 - Present	Thrivent Advisor Network, LLC	Director of Investment Research and Operations	Y	Denver, CO, United States
06/2007 - 07/2020	THRIVENT FINANCIAL FOR LUTHERANS	FINANCIAL ASSOCIATE	Y	APPLETON, WI, United States
06/2007 - 07/2020	THRIVENT INVESTMENT MANAGEMENT INC	REGISTERED REPRESENTATIVE	Y	LOVELAND, CO, United States

Other Business Activities

This section includes information, if any, as provided by the broker regarding other business activities the broker 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.

LA FOLIE HOLDINGS, LLC

POSITION: Partner NATURE: Property holding company of residential lots marketed in the local community by a third party realtor. Proceeds from sales will be considered for reinvestment in other rental income opportunities, either commercial, multifamily, or new construction to be held and managed long-term. INVESTMENT RELATED: No NUMBER OF HOURS: 15 SECURITIES TRADING HOURS: 0 START DATE: 09/22/2014



Registration and Employment History

Other Business Activities, continued

ADDRESS: 1302 Cleveland Ave., Loveland CO 80537

DESCRIPTION: I am in charge of tracking our banking activity, working with our realtor, and paying bills. I also assist in researching new real estate acquisition opportunities.

LA FOLIE VACATIONS, LLC

POSITION: Partner NATURE: This LLC is a fully owned subsidiary of La Folie Holdings, LLC that is being established to isolate and manage short-term rental holdings separate from our other property management investment activities. INVESTMENT RELATED: No

NUMBER OF HOURS: 15 SECURITIES TRADING HOURS: 0 START DATE: 04/2023

ADDRESS: 1302 Cleveland Ave., Loveland CO 80537

DESCRIPTION: I am in charge of managing record keeping on a monthly basis and advise on business strategy with our property manager.

SAPFIRE, LLC

POSITION: Managing Partner NATURE: Family owned and operated LLC with individual assets in real estate for the purpose of multi-family rental income properties and quick turn single family residences. INVESTMENT RELATED: No

NUMBER OF HOURS: 20 SECURITIES TRADING

HOURS: 5 START DATE: 01/01/2009

ADDRESS: 3390 W 33rd Ave, Denver CO 80211, United States

DESCRIPTION: Coordinating the management of contractors, tenants and maintaining financial statements.

Disclosure Events



What you should know about reported disclosure events:

1. All individuals registered to sell securities or provide investment advice are required to disclose customer complaints and arbitrations, regulatory actions, employment terminations, bankruptcy filings, and criminal or civil judicial proceedings.
2. **Certain thresholds must be met before an event is reported to CRD, for example:**
 - A law enforcement agency must file formal charges before a broker is required to disclose a particular criminal event.
 - A customer dispute must involve allegations that a broker engaged in activity that violates certain rules or conduct governing the industry and that the activity resulted in damages of at least \$5,000.
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3. **Disclosure events in BrokerCheck reports come from different sources:**
 - As mentioned at the beginning of this report, information contained in BrokerCheck comes from brokers, brokerage 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 BrokerCheck report. The different versions will be separated by a solid line with the reporting source labeled.
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4. **There are different statuses and dispositions for disclosure events:**
 - A disclosure event may have a status of *pending*, *on appeal*, or *final*.
 - A "pending" event involves allegations that have not been proven or formally adjudicated.
 - An event that is "on appeal" involves allegations that have been adjudicated but are currently being appealed.
 - A "final" event has been concluded and its resolution is not subject to change.
 - A final 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 involves an agreement by the parties to resolve the matter. Please note that brokers and brokerage firms may choose to settle customer disputes or regulatory matters for business or other reasons.
 - A "resolved" matter usually involves no payment to the customer and no finding of wrongdoing on the part of the individual broker. Such matters generally involve customer disputes.

For your convenience, below is a matrix of the number and status of disclosure events involving this broker. Further information regarding these events can be found in the subsequent pages of this report. You also may wish to contact the broker to obtain further information regarding these events.

	Pending	Final	On Appeal
Criminal	0	2	0



Disclosure Event Details

When evaluating this information, please keep in mind that a disclosure event may be pending or involve allegations that are contested and have not been resolved or proven. The matter may, in the end, be withdrawn, dismissed, resolved in favor of the broker, or concluded through a negotiated settlement for certain business reasons (e.g., to maintain customer relationships or to limit the litigation costs associated with disputing the allegations) with no admission or finding of wrongdoing.

This report provides the information exactly as it was reported to CRD and therefore some of the specific data fields contained in the report may be blank if the information was not provided to CRD.

Criminal - Final Disposition

This type of disclosure event involves a criminal charge against the broker that has resulted in a conviction, acquittal, dismissal, or plea. The criminal matter may pertain to any felony or certain misdemeanor offenses, including bribery, perjury, forgery, counterfeiting, extortion, fraud, and wrongful taking of property.

Disclosure 1 of 2

Reporting Source:	Broker
Organization Name (if charge(s) were brought against an organization over which broker exercised control):	N/A
Court Details:	LARIMER COUNTY COURT, FT. COLLINS, COLORADO, CASE # 99M103079
Charge Date:	10/22/1999
Charge Details:	1 COUNT CRIMINAL MISCHIEF, MISDEMEANOR, GUILTY; 1 COUNT FALSE REPORTING, MISDEAMOR, GUILTY
Felony?	No
Current Status:	Final
Status Date:	12/28/2000
Disposition Details:	BOTH CHARGES WERE DISMISSED UPON COMPLETION OF A 1-YEAR DEFERRED SENTENCE REVIEW, WHICH REQUIRED PAYMENT OF RESTITUTION TO COLORADO STATE UNIVERSITY IN THE AMOUNT OF \$250 AND THE COMPLETION OF 48 HOURS OF COMMUNITY SERVICE.
Broker Statement	THE CHARGES CAME FROM A GROUP OF MY FRATERNITY BROTHERS AND MY SELF "TAGGING" THE CSU CAMPUS WITH CHALK, BLEACH, AND WINDOW PAINTS BEFORE THE BORDER RIVALRY GAME THAT WEEKEND BETWEEN THE WYOMING COWBOYS AND THE CSU RAMS. WHEN PULLED OVER BY THE POLICE WE WERE QUESTIONED AS TO OUR PURPOSE AND



INTENTION ON THE CSU CAMPUS IN ADDITION TO WHO WE WERE, AT WHICH POINT WE MADE FALSE STATEMENTS, USING BAD JUDGEMENT A SECOND TIME THAT EVENING.

Disclosure 2 of 2

Reporting Source:	Broker
Court Details:	SECOND JUDICIAL CIRCUIT COURT, ALBANY COUNTY, WYOMING, DOCKET NUMBER CR-2002-23
Charge Date:	12/02/2002
Charge Details:	CHARGED WITH OBTAINING PROPERTY UNDER FALSE PRETENSES, 1 COUNT, MISDEMEANOR, GUILTY
Felony?	No
Current Status:	Final
Status Date:	05/05/2004
Disposition Details:	ORDER OF DISMISSAL FILED MAY 5TH, 2004 IN CIRCUIT COURT

End of Report



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