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REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of SUZANNE ELIZABETH FREDERICKSON	STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Suzanne Frederickson (Frederickson) do hereby agree and stipulate to the following:

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Frederickson was licensed as a principal broker with Suzanne Frederickson Realty.

1.2 On August 27, 2024, the Agency received a complaint from Tracy Hunter (Hunter) against Frederickson. In her complaint, Hunter wrote that she represented a buyer interested in purchasing Frederickson's property. Hunter wrote that Frederickson failed to identify herself as both a licensee and the seller in an advertisement for the property. In addition, Hunter wrote that Frederickson used a contractor that was not licensed or bonded, even though she had agreed to. The Agency opened an investigation.

1.3 In response to the complaint, Frederickson wrote to the Agency that all repairs were done by licensed contractors. Frederickson included in her response that the wording "Licensed Realtor" was in the comment section of the listing and was also on the sale agreement.

1.4 Hunter provided the Agency with an advertisement for Frederickson's property dated April 15, 2024. The advertisement states it is the "Client Full" view. A review of the

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advertisement showed there is no mention that Frederickson is a real estate licensee, or that Frederickson is the listing broker.

1.5 In an interview with Agency Investigator Aaron Grimes (Grimes), Hunter explained that Frederickson being a "Licensed Realtor" was only in the private remarks section of the listing for other real estate brokers to see. Hunter said that information was not in the public remarks and was not advertised out to the public.

1.6 Frederickson provided Grimes a copy of the listing agreement. "Listing agent is also the seller" is included under the private remarks section. Nothing relating to this disclosure was found in the public remarks section.

1.7 Frederickson told Grimes that she did not know she was supposed to put the information in both the private and public remarks section of the listing agreement.

(1) Conclusion of Law: By failing to disclose herself as a real estate licensee, as well as the seller of the property on the public listing agreement, Frederickson violated ORS 696.301(3) and its implementing rule OAR 863-015-0145(1)(a) 1/1/2024 Edition.

1.8 On March 22, 2024, Hunter submitted an offer on the property to Frederickson. That same day, Frederickson emailed a counteroffer on the property to Hunter, which Hunter did not accept.

1.9 Hunter emailed Frederickson that they could not accept the counteroffer sent because the forms were not consistent between the Oregon Realtors Forms (OR Forms) initially filled out, and the Oregon Real Estate Form (OREF) sent. Hunter also included that the OREF counteroffer Frederickson had sent was on an outdated version of the form.

1.10 Grimes requested the fully completed counteroffer from Frederickson. Frederickson told Grimes she was the victim of identify theft, and did not have any records. Frederickson said her computer had to be wiped of all documents and emails, but she would get documents from Pioneer Title Co, who provided escrow services for the failed transaction.

1.11 Grimes followed up with Frederickson on the requested documents. In response, Frederickson wrote "I don't have the completed counteroffer."

(2) Conclusion of Law: By failing to store complete and accurate records, and have them available when requested by the Agency, including copies of documents produced during the transaction, Frederickson violated ORS 696.301(3) as it incorporates ORS 696.280(3) 2023

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Edition. In addition, Frederickson violated ORS 696.301(3) and its implementing rule OAR 863-015-0260(1)(a)(2) 1/1/2024 Edition.

1.12 Grimes received the transaction documents from Pioneer Title Co. A review of the repair addendum stipulated eight repairs that were to be completed with licensed and bonded contractors at the seller's expense. Frederickson signed the addendum on March 31, 2024.

1.13 On April 9, 2024, Frederickson emailed Hunter a notice of completion of repairs stating the work was completed. The contractor's invoice for repairs listed work was completed by Fritz Reuter Construction.

1.14 Hunter provided Grimes an email she sent to Frederickson that she had found that contractor to be expired. A review of the Oregon Contractor Construction Board (CCB) shows Fritz Reuter Construction's license expired on July 29, 2014.

1.15 Frederickson told Grimes that she does know how to look up whether someone is licensed with the CCB, and she used the company because she knew they would be available right way and could do the work.

1.16 On April 12, 2024, Hunter submitted a buyer's notice of termination.

(3) Conclusion of Law: By signing a repair addendum which specified that the seller was to contract with a licensed and bonded contractor to complete a specified list of repairs and then hiring a contractor whose license expired in 2014, Frederickson violated ORS 696.301(3) as it incorporates ORS 696.805(2)(a) 2023 Edition.

1.17 All of the above demonstrates incompetence or untrustworthiness in performing acts for which the real estate licensee is required to hold a license and conduct that is below the standard of care for the practice of professional real estate activity in Oregon.

(4) Conclusion of Law: Based on the foregoing, Licensee is subject to discipline under ORS 696.301(12) and (15) (2023 Edition)

2.

2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

2.2 The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

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2.3 In establishing the violations alleged above, the Agency may rely on one or more of the definitions contained in ORS 696.010.

3.

STIPULATION AND WAIVER

I, Suzanne Frederickson**,** have read and reviewed this Stipulated Final Order and its Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full and complete agreement and stipulation between the Agency and me. I further understand that if I do not agree with this stipulation, I have the right to request a Hearing on this matter and to be represented by legal counsel at such a Hearing. I also understand that any Hearing would be conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. By signing this Stipulated Final Order, I freely and voluntarily waive my rights to a Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this matter.

I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and understand that the Order which follows hereafter, which I have also read and understand, may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner. I further understand that, in accordance with the provisions of ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News Journal.

In addition to all of the above, I agree that once the Commissioner executes this Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby waive the right to challenge the validity of service.

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ORDER

IT IS HEREBY ORDERED that Suzanne Frederickson's principal broker license be reprimanded.

IT IS SO STIPULATED:

Signed by:
Suzanne Frederickson
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SUZANNE FREDERICKSON

Date 8/13/2025 | 4:36 PM PDT

IT IS SO ORDERED:

Signed by:
Steve Strode
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STEVEN STRODE

Real Estate Commissioner

Date 8/14/2025 | 8:38 AM PDT

Date of Service: 8/14/2025