REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of MAX BRUNKE	STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Max Brunke (Brunke) do hereby agree and stipulate the following:

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 Brunke was licensed as property manager with Beacon Rock Property Management.

1.2 On December 1, 2025, the Agency sent an email renewal notification to Brunke at max@brpm.com informing him that his license would expire at the end of the month.

1.3 On December 23, 2025, the Agency sent another email notification to Brunke at max@brpm.com informing him his license would expire at the end of the month.

1.4 On December 31, 2025, Brunke's license expired.

1.5 On January 1, 2026, the Agency sent an email to Brunke at max@brpm.com stating the license had expired and included a warning not to conduct professional real estate activity.

1.6 On March 31, 2026, Brunke submitted a renewal application. In response to question number 16, Brunke indicated he had conducted professional real estate activity during the time his license was expired.

1.7 The Agency opened an investigation and assigned the case to Investigator Frank Leonard Jr. (Leonard).

1.8 During an interview with Investigator Leonard, Brunke admitted he did continue performance of existing property management duties for his current owners and tenants, but he did not advertise property management services, solicit new business, accept referrals for new clients, or enter into management agreements with any new clients while his license expired.

(1) Conclusion of Law: Brunke conducted professional real estate activity from January 1, 2026, to March 30, 2026, during which time his license was expired, in violation of ORS 696.301(3) as it incorporates ORS 696.020(2) and is subject to civil penalty. A licensee who engages in professional real estate activity after the licensee has failed to renew a license is subject to civil penalty per ORS 696.990(4) and (9) 2025 Edition.

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

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

2.

STIPULATION AND WAIVER

I, Max Brunke, 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 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 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.

ORDER

IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the violation set forth above, Brunke pay a civil penalty in the sum of $500.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to the Agency.

IT IS SO STIPULATED:

box SIGN 1VJ2RW37-19XLJ9PY

MAX BRUNKE

Date Oct 14, 2026

IT IS SO ORDERED:

Steve Strode box SIGN 193X36Y6-159VZZXW

STATE OF OREGON REAL ESTATE AGENCY

STEVEN STRODE

Real Estate Commissioner

Date Oct 19, 2026

Date of Service: Oct 19, 2026