REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of TRAVIS B ROCK	)	STIPULATED FINAL ORDER

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

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Rock was licensed as a property manager acting in the capacity of a sole practitioner and doing business under the registered business name of Hermiston Property Management (HPM).

1.2 On January 28, 2026, HPM was notified by the Agency that their clients' trust account ending in 0114 (CTA 0114) which holds owner funds, had been selected for a reconciliation review. November 2025 records were requested.

1.3 A review of the reconciliation records show the November 2025 Trust Account Reconciliation form was not completed until January 27, 2026, and was not signed by Rock until February 6, 2026.

(1) Conclusion of Law: By failing to complete, review and approve the monthly reconciliation within 30 days of the bank statement, Rock violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(2)(d)(A) and (B) 1/1/2025 Edition.

1.4 The three parts of the reconciliation were not balanced because Homeowner Association (HOA) funds held in a separate bank account were accounted for on the record of receipts and disbursements and on the report used to identify the balance of all positive owner

ledger accounts. Rock was notified in a 2023 review that the HOA funds needed to be accounted for separately.

(2) Conclusion of Law: By accounting for funds received and maintained for management of a HOA on the check register and report used to identify the balance of all positive owner ledger accounts, Rock violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(2)(a) and (2)(b) 1/1/2025 Edition.

1.5 There were 23 negative owner ledger balances totaling $37,063.50. During the review Rock reported to the Agency that the negative balances had been corrected, however the revised reports were requested and 14 negative balances remained, totaling $28,668.80. Ten of the original negative balances had not changed.

(3) Conclusion of Law: By disbursing funds from a clients' trust account when there were insufficient funds in the ledger account in which the disbursement was made, Rock violated ORS 696.301(3) and its implementing rule OAR 863-025-0027(3) 1/1/2025 Edition.

1.6 A ledger balance identified as Hermiston Unbalanced Corp had a negative balance of $1,755.49. The ledger also showed a negative balance in the security deposit account of $9,862.89, which is the same amount identified during the 2023 review.

1.7 A second ledger identified as Hermiston Corporate Property had a $291.02 balance.

(4) Conclusion of Law: By posting transactions to a corporate ledger and not the corresponding owner ledger, Rock violated ORS 696.301(3) and its implementing rule OAR 863-025-0040(5) 1/1/2025 Edition.

(5) Conclusion of Law: By failing to take corrective action to resolve all adjustments made in a reconciliation period prior to the next reconciliation, Rock violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(4) 1/1/2025 Edition.

1.8 There were 7 outstanding deposits totaling $4,428.09 dating back to 2023. While this issue appears to have been corrected in the review, no explanation for the outstanding deposits was provided.

(6) Conclusion of Law: By failing to deposit funds within five banking days after receipts, Rock violated ORS 696.301(3) and its implementing rule OAR 863-025-0065(4) 1/1/2025 Edition.

1.9 An outstanding check payable to HPM for $855.00 from 2024 remained in CTA 0114. While this issue appears to have been corrected in the review, no explanation for the outstanding check was provided.

(7) Conclusion of Law: By failing to disburse funds owed to HPM, Rock violated ORS 696.301(3) as it incorporates ORS 696.241(5) 2025 Edition. Additionally, Rock violated 696.301(3) and its implementing rule OAR 863-025-0027(6) 1/1/2025 Edition.

1.10 There was an unreconciled journal entry transfer of $4.35 from the operating cash account to the security deposit account from September 2025 and a $1,100 unreconciled ACH Batch from 2019. While this issue appears to have been corrected in the review, no explanation for these outstanding transactions was provided.

(8) Conclusion of Law: By failing to take corrective action to resolve adjustments made in a reconciliation before the next reconciliation, Rock violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(4) 1/1/2025 Edition.

1.11 During the review reconciliation records for the security deposit account ending in 7712 (CTA SD 7712) were requested. A review of those records show that the November 2025 reconciliation was not completed until January 28, 2026, and was not signed by Rock until February 10, 2026.

(9) Conclusion of Law: By failing to complete, review and approve the monthly reconciliation within 30 days of the bank statement, Rock violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(3)(d)(A) and (B) 1/1/2025 Edition.

1.12 All of the above demonstrate a failure to uphold affirmative duties to exercise reasonable care and diligence, account in a timely manner for all funds received from or on behalf of the owner, and to act in a fiduciary manner in all matters related to trust funds.

(10) Conclusion of Law: Based on the foregoing, Rock violated ORS 696.301(3) as it incorporates ORS 696.890(4)(c), (d) and (e) 2025 Edition.

1.13 All of the above demonstrate 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.

(11) Conclusion of Law: Based on the foregoing, Licensee is subject to discipline under ORS 696.301(12) and (15) 2025 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.

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, Travis Rock**,** 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.

ORDER

IT IS HEREBY ORDERED that Travis Rock's license be reprimanded.

IT IS FURTHER ORDERED that Rock complete the Agency hosted Property Management and Reconciliation Requirements course within 6 months of the issuance of this order.

IT IS FURTHER ORDERED that due to the violations addressed above, Rock will be subject to a future client's trust account review within 6 months of the issuance of this order.

IT IS SO STIPULATED:

Travis B Rock
box SIGN 1X23K98J-4Y82QW7R

TRAVIS ROCK

Date Sep 30, 2026

IT IS SO ORDERED:

Steve Strode
box SIGN 193X36Y6-1J8LZQ82

STEVEN STRODE
Real Estate Commissioner

Date Sep 30, 2026.

Date of Service: Sep 30, 2026