

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4 In the Matter of the Real Estate License of )  
5 )  
6 DANIEL LEE GOSS ) STIPULATED FINAL ORDER  
7 )  
8 )  
9

10 The Real Estate Agency (OREA) and Daniel Lee Goss (Goss) do hereby agree and  
11 stipulate to the following:

12 FINDINGS OF FACT  
13 AND  
14 CONCLUSIONS OF LAW

15 1.

16 1.1 At all times mentioned herein, Goss was licensed as a real estate broker with  
17 Home Finders of Eugene (Home Finders).

18 1.2 On March 9, 2011, OREA received a phone call from the Register Guard, a  
19 newspaper in Eugene, Oregon, notifying OREA that the principal broker at Home Finders,  
20 Mark Nored (Nored) was found guilty in a lawsuit relating to real estate activity. During the  
21 course of the subsequent investigation, the following violations were found.

22 1.3 On May 28, 2009, Goss placed an advertisement on Craigslist for the sale of  
23 2563 Ridgemont Dr., Eugene, OR 97405, with the headline "Appraised at \$1.5 million" knowing  
24 that the appraisal was two years old, or more, and that the value of this and similar houses had  
25 fallen in the meantime.

26 **Violation:** OAR 863-015-0125(2)(b) (2009 edition) and ORS 696.301(4) (2009 edition),  
27 which requires that all advertising for any purpose related to professional real estate activity be  
28 truthful and not deceptive or misleading.

29 1.4 Goss prepared the Residential Sale Agreement for the sale of the home. There  
30 are two differing versions of the property address written in the copy provided by Evergreen

1 Title and the copy provided by Nored, proving Goss failed to write in the address of the  
2 property at the time of preparing the Agreement.

3 **Violation:** ORS 696.301(12) (2009 edition) which states that a real estate licensee may  
4 be disciplined if they have demonstrated incompetence or untrustworthiness in performing any  
5 act for which the licensee is required to hold a license.

6 1.5 Goss did not put a closing date in the Residential Sale Agreement.

7 **Violation:** ORS 696.301(12) (2009 edition), which states that a real estate licensee may  
8 be disciplined if they have demonstrated incompetence or untrustworthiness in performing any  
9 act for which the licensee is required to hold a license.

10 1.6 Goss did not obtain a Seller's Property Disclosure in any of the property files.

11 **Violation:** ORS 696.870(1)(b) (2009 edition), which requires that a real estate licensee  
12 representing a buyer of real property has a duty to inform each represented buyer of the  
13 buyer's rights.

14 2.

15 OREA reserves the right to investigate and pursue additional complaints that may be  
16 received in the future regarding this licensee.

17 STIPULATION & WAIVER

18 I have read and reviewed the above findings of fact and conclusions of law which have  
19 been submitted to me by OREA and further, the order which follows hereafter. I understand  
20 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and  
21 complete agreement and stipulation between OREA and me. I further understand that if I do  
22 not agree with this stipulation I have the right to request a hearing on this matter and to be  
23 represented by legal counsel at such a hearing. Hearings are conducted in accordance with  
24 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and  
25 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily  
26 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to  
27 judicial review of this matter.

28 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
29 understand that the order which follows hereafter may be completed and signed by the Real  
30 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an

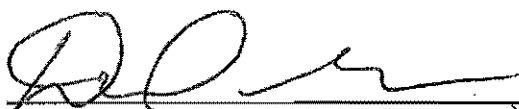
1 amended notice of intent may be issued in this matter. I understand that, in accordance with  
2 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real  
3 Estate News Journal.

4 ORDER

5 IT IS HEREBY ORDERED that Goss be, and hereby is, reprimanded.

6  
7 IT IS SO STIPULATED:

IT IS SO ORDERED:

8  
9  
10 

11 DANIEL LEE GOSS

12  
13 Date

6/22/2012



14 GENE BENTLEY

15 Real Estate Commissioner

16 Date

6.29.12

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DATE of service:

6-29-12