

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Real Estate License of)
5)
6 GEORGE HAFEMAN) STIPULATED FINAL ORDER
7)
8)

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10 The Real Estate Agency (OREA) and George Hafeman (Hafeman) do hereby agree and
11 stipulate to the following:

12 FINDINGS OF FACT

13 1.

14 1.1 At all times mentioned herein, Hafeman was licensed as a principal broker with
15 Windermere-St Helens Real Estate Inc.

16 1.2 On January 10, 2011, OREA received a complaint from Jim Cordell (Cordell)
17 alleging that Hafeman had changed the listing price without Cordell's knowledge on their listing
18 agreement for property located at 32919 SW Keys Crest Drive, Scappoose, Oregon, after
19 Cordell had signed it.

20 1.3 On November 13, 2010, Cordell signed a listing agreement with Hafeman with a
21 listing price of \$285,000.

22 1.4 On November 15, 2010, Hafeman met with Sherril Cordell (Mrs. Cordell) who told
23 Hafeman that she wouldn't sign the listing agreement unless the price was \$296,000. Hafeman
24 changed the price on the listing agreement that Cordell had signed, then Mrs. Cordell also
25 signed the listing agreement.

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1 CONCLUSIONS OF LAW

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3 2.1 Hafeman altered the list price of the property on the Listing Contract Form after
4 Cordell had signed it.

5 **Violation:** ORS 696.805(2)(a) (2009 Edition), which requires a real estate licensee acting
6 as a seller's agent to deal honestly and in good faith with the seller.

7 2.2 Hafeman altered the list price of the property on the Listing Contract Form after
8 Cordell had signed it.

9 **Violation:** ORS 696.805(3)(c) (2009 Edition), which prohibits a real estate licensee
10 acting as a seller's agent from taking action that is adverse or detrimental to the seller's interest.

11 3.

12 3.1 ORS 696.301 states that violations, such as those defined above, are grounds for
13 discipline.

14 3.2 OREA reserves the right to investigate and pursue additional complaints that may
15 be received in the future regarding this licensee.

16 STIPULATION & WAIVER

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

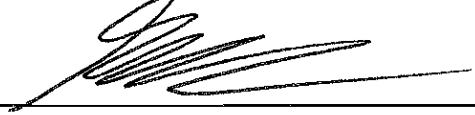
27 I hereby agree and stipulate to the above findings of fact and conclusions of law and
28 understand that the order which follows hereafter may be completed and signed by the Real
29 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
30 amended notice of intent may be issued in this matter. I understand that, in accordance with the

1 provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real Estate
2 News Journal.

3 ORDER

4 IT IS HEREBY ORDERED that Hafeman be, and hereby is, reprimanded.

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6 IT IS SO STIPULATED:

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9 GEORGE HAFEMAN

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11 Date 4/20/12
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IT IS SO ORDERED:



GENE BENTLEY

Real Estate Commissioner

13 Date 4.26.12
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DATE of service: 4-26-12