

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4 In the Matter of the Unlicensed Professional )  
5 Real Estate Activity of )  
6 ) STIPULATED FINAL ORDER  
7 SONALI DE SARAM )  
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9  
10 The Real Estate Agency (OREA) and Sonali De Saram (De Saram) do hereby agree  
11 and stipulate to the following:

12 FINDINGS OF FACT  
13 AND  
14 CONCLUSIONS OF LAW

15 1,

16 1.1 At all times mentioned herein, De Saram was not licensed to conduct  
17 professional real estate activity in Oregon.

18 1.2 OREA received three separate complaints regarding the unlicensed activity of  
19 De Saram on July 20, 2010, August 16, 2010 and May 23, 2011.

20 1.2 De Saram advertised a property on Craigslist in July 2010 that was owned by  
21 Shawn Tennefoss, who had an active listing agreement with Colin Mullane, real estate  
22 principal broker.

23 **Violation:** ORS 696.020, which requires that an individual be licensed to conduct  
24 professional real estate activity in Oregon.

25 1.3 De Saram advertised ten Oregon properties for sale on her website,  
26 ThinkSonali.com, on January 21, 2011, while she was not the legal owner of these properties.

27 **Violation:** ORS 696.020, which requires that an individual be licensed to conduct  
28 professional real estate activity in Oregon.

29 1.4 De Saram advertised four additional Oregon properties that she was not the legal  
30 owner of on her website, ThinkSonali.com, on July 25, 2011.

1 **Violation:** ORS 696.020, which requires that an individual be licensed to conduct  
2 professional real estate activity in Oregon.

3 STIPULATION & WAIVER

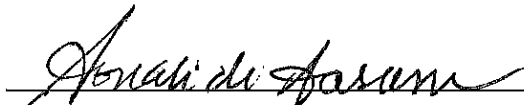
4 I have read and reviewed the above findings of fact and conclusions of law which have  
5 been submitted to me by OREA and further, the order which follows hereafter. I understand  
6 that the findings of fact, conclusions of law and this stipulation and waiver embody the full and  
7 complete agreement and stipulation between OREA and me. I further understand that if I do  
8 not agree with this stipulation I have the right to request a hearing on this matter and to be  
9 represented by legal counsel at such a hearing. Hearings are conducted in accordance with  
10 the procedures set forth in ORS Chapter 183 and in accordance with the Rules of Practice and  
11 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily  
12 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to  
13 judicial review of this matter.

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

18 ORDER

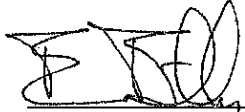
19 IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation  
20 set forth above, De Saram pay a civil penalty in the sum of \$5,100, said penalty to be paid to  
21 the General Fund of the State Treasury by paying the same to OREA.

22  
23 IT IS SO STIPULATED:

24   
25 \_\_\_\_\_  
26 SONALI DE SARAM

27  
28 Date 1/19/2012

IT IS SO ORDERED:

29   
30 \_\_\_\_\_  
GENE BENTLEY

Real Estate Commissioner  
Date 1-25-12

DATE of service: 1-26-2012