

1 OREGON REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4 In the Matter of the Real Estate License of )  
5 )  
6 AMANDA WOOLDRIDGE ) STIPULATED FINAL ORDER  
7 )  
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10 The Real Estate Agency (OREA) and Amanda Wooldridge (Wooldridge) do hereby  
11 agree 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, Wooldridge was licensed as a property manager  
17 doing business under the registered business name of Ducks Property Management (DPM).

18 1.2 On February 22, 2011, Madeline Butler (Butler), an OREA Licensing Division  
19 employee, sent an email to the OREA Compliance Manager regarding concerns about the way  
20 Wooldridge was conducting property management activity, and that it appeared Wooldridge  
21 was working for DPM and another property management company by the name of Greystone  
22 Properties LLC (Greystone).

23 1.3 In a review of the DPM website, Butler found that Greystone was listed on the  
24 website and showed that Wooldridge was doing property management under the names of  
25 DPM and Greystone. Wooldridge was listed as a contact person on both company websites,  
26 but was licensed with DPM and Greystone was not registered with OREA.

27 **Violation:** ORS 696.026(6)(a)(b) and (7)(a) (2011 Edition), which states that a licensed  
28 property manager may only conduct professional real estate activity under their licensed name  
29 or a registered business name.

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1 1.4 Also on the DPM website, there were advertisements for properties that were  
2 managed by Greystone, not DPM, and there was no written authority from the owners to do so.

3 **Violation:** OAR 863-015-0125(2)(e) (2010 Edition), which requires that all advertising  
4 by a licensee must be done only with the written permission of the property owner.

5 2.

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

8 STIPULATION & WAIVER

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

19 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
20 understand that the order which follows hereafter may be completed and signed by the Real  
21 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an  
22 amended notice of intent may be issued in this matter. I understand that, in accordance with  
23 the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real  
24 Estate News Journal.

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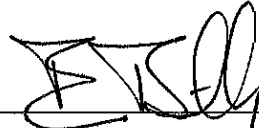

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ORDER

IT IS HEREBY ORDERED that Wooldridge's license be, and hereby is, reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:



AMANDA WOOLDRIDGE

GENE BENTLEY

Real Estate Commissioner

Date 8/13/12

Date 8.20.12

DATE of service: 8-21-12

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