

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
7 SONALI DE SARAM
8

ORDER ON DEFAULT

9 1.

10 1.1 On March 12, 2013, the Real Estate Commissioner issued, by certified mail, a
11 notice of intent to levy civil penalty against Sonali De Saram (De Saram). The Oregon Real
12 Estate Agency (OREA) sent the notice of intent to De Saram's last known address of record
13 with the OREA. The notice of intent was also mailed to De Saram by regular first class mail in
14 a handwritten envelope.

15 1.2 The certified mailing was signed as received by De Saram on March 14, 2013.
16 The first class mailing was not returned to the OREA.

17 1.3 Over twenty (20) days have elapsed since the mailing of the notice issued in this
18 matter and no written request for hearing has been received.

19 1.4 Copies of the entire investigation file are designated as the record for purposes
20 of default, including any submission from respondent and all information in the administrative
21 file relating to the mailing of notices and any responses received.

22 2.

23 Based upon the foregoing and upon a review of the above described investigation
24 reports, documents and files, the Real Estate Commissioner finds:

25 2.1 De Saram's last known address of record with OREA was 1658 Peachey Rd.,
26 Ashland, OR 97520.

27 2.2 A certified mailing of the notice of intent was mailed to De Saram at her last
28 known address of record on March 12, 2013.

29 2.3 The mailing in the handwritten envelope has not been returned to OREA. In
30 accordance with ORS 40.135(1)(q), there is a presumption that the mailing properly addressed

1 and placed with the U.S. Postal Service was delivered. That presumption has not been
2 overcome by any evidence.

3 2.4 Over twenty (20) days have elapsed since the mailing of the notice and no
4 written request for a hearing has been received.

5 FINDINGS OF FACT
6 AND
7 CONCLUSIONS OF LAW

8 3.

9 3.1 On May 10, 2012, OREA received a complaint from Pam Lorange (Lorange),
10 Principal Broker of Windermere Van Vleet & Associates, Inc., alleging that De Saram was
11 conducting professional real estate activity without a license. The subsequent investigation
12 found the following violations.

13 3.2 De Saram knocked on the door of Lorange's client's house at 302 Garfield
14 Street, Ashland, Oregon, (subject property), and told Lorange's client that she could produce a
15 buyer and would handle a short sale for the client.

16 3.3 De Saram told Dimitra Greene (Greene) about the subject property, and De
17 Saram contacted Greene's broker, Leann Carlson (Carlson), requesting a 1% commission.
18 Carlson agreed, and Greene made a full price offer, which was accepted on May 5, 2012. De
19 Saram, however, was not named in any capacity in the sale agreement. Greene withdrew her
20 offer prior to it being accepted by the lender.

21 **Violation:** By offering to and procuring a buyer for the purchase of the subject property
22 with the expectation of receiving a portion of the selling broker's commission, De Saram
23 engaged in the conduct of professional real estate activity as described in ORS
24 696.010(14)(a)-(n), in violation of ORS 696.020(2) (2011 Edition).

25 3.4 De Saram was previously levied a civil penalty in the amount of \$5,100, for
26 unlicensed professional real estate activity in January of 2012, which has not been paid.

27 3.5 The OREA incorporates paragraphs 1.1 to 1.4 above. Based on the foregoing,
28 De Saram has been engaging in professional real estate activity without a license.

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ORDER

IT IS HEREBY ORDERED that, pursuant to ORS 696.397, De Saram immediately cease and desist from engaging in any professional real estate activity as defined in ORS 696.010(14)(a) to (n) unless De Saram first obtains a real estate license from the Oregon Real Estate Agency. In addition, pursuant to ORS 696.990 and based upon the violation set forth above, De Saram pay a civil penalty in the sum of \$500, said penalty to be paid to the General Fund of the State Treasury by paying the same to OREA.

Dated this 8th day of May, 2013.

OREGON REAL ESTATE AGENCY



GENE BENTLEY
Real Estate Commissioner

DATE of service: 5/08/13

NOTICE: You are entitled to judicial review of this order. Judicial review may be obtained by filing a petition for review within 60 days from the date of service of this order. Judicial review is pursuant to the provisions of ORS 183.482.