

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4 In the Matter of the Real Estate License of)
5)
6 DOROTHY E SACKETT) STIPULATED FINAL ORDER
7)
8)
9)

10 The Oregon Real Estate Agency (OREA) and Dorothy E (Dee) Sackett (Sackett) do
11 hereby agree and stipulate to the following:

12 FINDINGS OF FACT
13 &
14 CONCLUSIONS OF LAW

15 1.

16 1.1 At all times mentioned herein, Sackett was licensed as a principal broker with G.
17 Stiles Realty Inc.

18 1.2 On March 29, 2013 OREA received a letter from principal broker, Greg Johnson,
19 reporting that Sackett, a broker under his supervision, had been charged with and admitted to
20 committing fraud in the performance of her property management duties. The subsequent
21 investigation found the following.

22 1.3 Two separate rental agreements for property located at 1040 Luellen Drive,
23 Roseburg, OR, 97470 (Luellen Property) were submitted to OREA. One of the agreements
24 was notated as "HADCO copy." On this agreement the monthly rent due to owner was
25 \$600.00. The agreement was effective May 7, 2010 ending May 7, 2011 and had carried over
26 on a month-to-month clause. The second rental agreement for Luellen Property was titled
27 "Rental Agreement" and the rent due the owner was \$800.00. The second agreement was a
28 month-to-month agreement effective May 7, 2010. Both agreements were signed by Sackett,
29 identified as "Owner/Agent" and Kayla Ramsey (Ramsey) identified as "Tenant." Both
30 agreements were dated May 4, 2010.

1 1.4 Additional documents identified "HADCO" as the Housing Authority of Douglas
2 County. The following documents were submitted: a) Request for Tenancy Approval form
3 (RTA), and b) Housing Assistance Payment Contract (HAP). Both the RTA and HAP indicate
4 "U.S. Department of Housing and Urban Development, Office of Public and Indian Housing
5 (HUD) in the top center of the forms.

6 1.5 The RTA submitted to OREA was accompanied by an income calculation
7 worksheet for Ramsey. The words, "Rent and Utility Allowance May Not Exceed \$770.00"
8 were printed across the worksheet. The RTA form identified HADCO as the Public Housing
9 Agency, the Luellen Property as the address of unit and the proposed rent as \$600.00. The
10 RTA form was signed by both Sackett and Ramsey and dated April 28, 2010.

11 1.6 The HAP contract identified Ramsy as the tenant, the contract unit as the Luellen
12 Property and the initial lease term as May 7, 2010 ending May 7, 2011. The rent to owner was
13 \$600.00.

14 1.7 Jami Ambrosini (Ambrosini), the Section 8 Director for HADCO, stated in a letter
15 addressed to Sackett dated March 7, 2013, when Sackett created two separate leases, one for
16 \$600.00 given to HADCO, and the other for \$800.00 given to the property owner in order to
17 pay the property owner an additional \$200.00 per month, Sackett created fraud with the
18 Section 8 Voucher program.

19 1.8 Along with the March 7, 2013 letter Sackett was sent a Housing Assistance
20 Payment Register for Ramsey dated May 19, 2010 to March 7, 2013 showing HAP payments
21 from HADCO which totaled \$13,868.34. The letter stated this money was owed back to
22 HADCO. Sackett did make payment in full to HADCO for the \$13,868.34.

23 1.9 Sackett disclosed that she had wanted to help her granddaughter, Ramsey, get
24 better housing and knew her granddaughter could not afford \$800.00 per month which was
25 what the property owner wanted for his property. She thought the \$600.00 lease to HADCO
26 met HADCO requirements and she would make up the \$200.00 difference to the property
27 owner as a gift on behalf of Ramsey.

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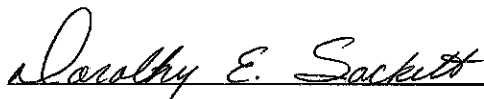
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ORDER

IT IS HEREBY ORDERED that Sackett's real estate license be, and hereby is, reprimanded. In addition, Sackett must complete the following portions of the 60 hour property manager pre-licensing course: a) OAR 863-022-0015(2)(c), 12 hours of tenant relations and fair housing laws, including the Oregon Residential Landlord and Tenant Act and the Fair Credit Reporting Act, and b) OAR 863-022-0015(2)(d), 7 hours of contracts and leases. A certificate of completion must be presented to OREA within 4 months of this order showing completion of the course sections listed above. If the education is not completed within 4 months of this order a 60 day suspension will be immediately imposed.

IT IS SO STIPULATED:

IT IS SO ORDERED:



DOROTHY E SACKETT

Date 11-4-13



GENE BENTLEY

Real Estate Commissioner

Date 11.18.13

DATE of service: 11-19-2013