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2 REAL ESTATE AGENCY  
3 BEFORE THE REAL ESTATE COMMISSIONER

4 In the Matter of the Real Estate License of )

5  
6 JUDITH SHORTT )

7 STIPULATED FINAL ORDER  
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10 The Oregon Real Estate Agency (OREA) and Judith Shortt (Shortt) do hereby agree  
11 and stipulate to the following:

12 FINDINGS OF FACT AND  
13 CONCLUSIONS OF LAW

14 1.

15 1.1 At all times mentioned herein, Shortt was licensed as a principal real estate  
16 broker doing business under the registered business names of Summa Real Estate Group,  
17 Summa Real Estate Group – Downtown Hillsboro, Summa Real Estate Group Downtown and  
18 Summa Real Estate Consultants LLC.

19 1.2 On January 10, 2011, the OREA received an Inventory of Authorization to  
20 Examine Clients' Trust Account (Authorization) from Bleeding Edge Realty, Inc., 231 East Main  
21 Street, Hillsboro, Oregon 97123. The Authorization was signed by Shortt, Managing Principal  
22 Broker and Shannon Motter, Principal Broker/Property Manager. A search of the OREA  
23 records indicated that Bleeding Edge Realty, Inc. is not a registered business name with the  
24 OREA.

25 1.3 The State of Oregon Secretary of State Business Registry indicates Bleeding  
26 Edge Realty, Inc. was registered on September 20, 2010 and Shortt is the registered agent.

27 1.4 Summa Real Estate Group - Downtown Hillsboro and Summa Real Estate Group  
28 Downtown business addresses registered with OREA is 231 East Main Street, Hillsboro,  
29 Oregon 97123.  
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1           1.5 The exterior signs, window signs and lobby signs at 231 East Main Street,  
2 Hillsboro, Oregon 97123, advertise Summa Real Estate Group.

3           **Violations:** ORS 696.200(2)(b) (2009 Edition) & ORS 696.200(1)(c), which state that a  
4 licensed principal real estate broker shall designate the main office by a sign that contains the  
5 name under which the real estate licensee conducts professional real estate activity.

6           1.6 Shortt allowed her HUD profile to post listings on the internet under the  
7 unregistered business name of Bleeding Edge Real Estate.

8           **Violations:** ORS 696.026(7) (2009 & 2011 Editions), which states that all professional  
9 real estate and property management activity conducted by the principal real estate broker or  
10 property manager must be conducted under the registered business name. OAR 863-014-  
11 0095(1) (04-15-2011 Edition), which states that if a principal real estate broker wishes to  
12 conduct real estate business in a name other than the licensee's legal name, the principal real  
13 estate broker must first register the business name with the Agency.

14           1.7 Shortt conducted property management activity in the non-registered business  
15 names of Summa Property Management and Summa Real Estate Group Property  
16 Management.

17           **Violations:** ORS 696.026(7) (2009 & 2011 Editions), which states that all professional  
18 real estate and property management activity conducted by the principal broker or property  
19 manager must be conducted under the registered business name. OAR 863-024-0095(1) (06-  
20 15-2010 & 04-15-2011 Editions), which states that before conducting business in a name other  
21 than the licensee's legal name, the property manager must register the business name with  
22 the Agency.

23           1.8 The property management agreements do not have a description of the monthly  
24 statements of accounting the property manager is to provide the owner.

25           **Violation:** OAR 863-025-0020(2)(g) (06-015-2010 & 04-15-2011 Editions), which  
26 states that a property management agreement must include, but is not limited to a description  
27 of the monthly statements of accounting the property manager will provide the owner.

28           1.9 Shortt did not maintain complete and adequate property management records as  
29 required under ORS 696.280.  
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STIPULATION AND WAIVER

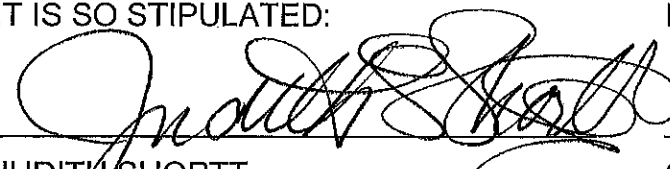
I have read and reviewed the above findings of fact and conclusions of law which have been submitted to me by OREA and further, the order which follows hereafter. I understand that the findings of fact, conclusions of law and this stipulation and waiver embody the full and complete agreement and stipulation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

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

ORDER

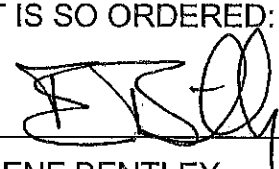
IT IS HEREBY ORDERED that Shortt be, and hereby is, reprimanded. In addition, Shortt is required to complete the pre-license 60 hour OREA approved real estate property management course. Documentation of course completion must be submitted to the OREA within 4 months. If the course is not completed or documentation not provided to the OREA as required, a 30 day suspension will be imposed.

IT IS SO STIPULATED:

  
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JUDITH SHORTT

Date 5/6/13

IT IS SO ORDERED:

  
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GENE BENTLEY  
Real Estate Commissioner

Date 5.14.13

DATE of service: 5-14-13