

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4 In the Matter of the Real Estate License of )  
5 )  
6 ANGELA SUTTON-CROUCH ) STIPULATED FINAL ORDER  
7 )  
8 )

9  
10 The Oregon Real Estate Agency (OREA) and Angela Sutton-Crouch (Sutton-Crouch)  
11 do 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, Sutton-Crouch was licensed as a principal broker  
17 with RE/MAX Equity Group.

18 1.2 On June 2, 2012, Sutton-Crouch posted a listing advertisement on Zillow.com for  
19 property located at 7760 SW Veronica Place, Beaverton, OR 97008, without a signed listing  
20 agreement with Ghassan Alabdullah, the property owner.

21 **Violation:** ORS 696.301(4) (2011 Edition) and OAR 863-015-0125(2)(a), (b), and (e)  
22 (2011 Edition), which states that a real estate licensee may be disciplined if they knowingly or  
23 recklessly publish materially misleading or untruthful advertising, and that all advertising by a  
24 licensee must be identifiable as advertising of a real estate licensee, truthful and not deceptive  
25 or misleading and be done only with the written permission of the property owner or owners'  
26 authorized agent.

27 2.

28 2.1 OREA reserves the right to investigate and pursue additional complaints that  
29 may be received in the future regarding this licensee.

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STIPULATION & 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. I understand that, in accordance with the provisions of ORS 696.445(3), notice of this order shall be published in the Oregon Real Estate News Journal.

ORDER

IT IS HEREBY ORDERED that Sutton-Crouch be, and hereby is, reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:

Angela Sutton-Crouch

Gene Bentley

GENE BENTLEY  
Real Estate Commissioner

Date 5/21/2013

Date 6.14.13

DATE of service: 6/14/13