

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4
5 In the Matter of the Broker's License of
6
7 TAMARA A. AFSHAR
8

STIPULATED FINAL ORDER

9
10 The Oregon Real Estate Agency (OREA) and Tamara A. Afshar (Afshar) do hereby
11 agree and stipulate to the following:

12 FINDINGS OF FACT

13 Afshar was licensed as a Broker with JMA Properties LLC. Afshar's license expired on
14 April 1, 2012 and was not renewed until February 5, 2013. Based on a written statement,
15 Afshar continued conducting professional real estate activity as if actively licensed during the
16 months of August and October 2012. Through a settlement conference Afshar provided
17 mitigating circumstances which allowed the agency to reduce the civil penalty down.

18 CONCLUSION OF LAW

19 By conducting professional real estate activity after Afshar's license expired and before
20 renewing it, Afshar violated ORS 696.020(2) and is subject to discipline or civil penalty
21 pursuant to ORS 696.990(4) and (9).

22 STIPULATION & WAIVER

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

1 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
2 judicial review of this matter.

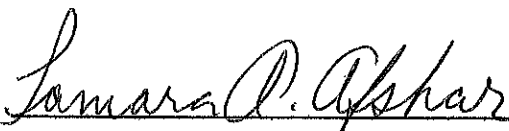
3 I hereby agree and stipulate to the above findings of fact and conclusions of law and
4 understand that the order which follows hereafter may be completed and signed by the Real
5 Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an
6 amended notice of intent may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

9 ORDER

10 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the
11 violation set forth above, Afshar pay a civil penalty in the sum of \$300.00, said penalty to be
12 paid to the General Fund of the State Treasury by paying the same to the OREA. The civil
13 penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of
14 unlicensed activity is considered one violation. In this instance, there were two 30-day periods
15 of unlicensed activity.

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17 IT IS SO STIPULATED:

IT IS SO ORDERED:

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19
20 
21 TAMARA A. AFSHAR


22 GENE BENTLEY

Real Estate Commissioner

23 Date 1-17-2014

Date 1.27.14

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25 DATE of service: 1-27-2014
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