REAL ESTATE AGENCY BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of	
ROBBIE SCOTT MATTHEWS	} STIPULATED FINAL ORDER

The Oregon Real Estate Agency (OREA) and Robbie Scott Matthews (Matthews) do hereby agree and stipulate to the following:

FINDINGS OF FACT

CONCLUSIONS OF LAW

- 1.1 Matthews was licensed as a broker with Georgetown Realty, Inc from April 17, 2010 to April 1, 2012 and April 10, 2012 to May 13, 2013. Matthews then became associated with Connelly Realty Company on May 13, 2013.
- 1.2 On April 26, 2013, the Oregon Real Estate Agency (OREA) received a complaint from Richard Baek (Baek). The complaint was against another licensee and not against Matthews. When the compliant was investigated by OREA, Matthews' activity was reviewed because he had been involved in the transaction at issue.
- 1.3 Matthews was contacted by Richard Baek (Baek) in 2012 to assist Baek with a replat project, specifically 8255 and 8329 SW Beaverton Hillsdale Hwy, Oregon (subject property).
- 1.4 A Letter of Intent was written by Scott Elliot (Elliot), regarding the subject property. Matthews reviewed the Letter of Intent and forwarded it on to Mark Rutherford for Baek to sign. The Letter of Intent was signed by Baek and Elliot on June 10, 2012.

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- 1.5 Elliot prepared a Residential Real Estate Sales Agreement (sales agreement) on the subject property. Matthews' name appeared on the sales agreement, but he stated he did not write the agreement. Matthews reviewed what Elliott had already written and then forwarded the sales agreement for Elliott's review and signature. Elliott signed the sales agreement on November 29, 2012.
- Matthews then prepared a listing agreement for the subject property and 1.6 submitted the listing agreement and sales agreement to Mark Rutherford for Baek's review and signature.
- 1.7 Matthews did not submit a copy of the sales agreement to John Mahaffey (Mahaffey) his principal broker at the time. The sales agreement listed Matthews and Georgetown Realty inc. as the exclusive seller's agent.

Violation: By not submitting a copy of the sales agreement to Mahaffey within three banking days of receipt of the fully executed copy of the agreement, Matthews violated OAR 863-015-0255(3) (9-14-2012 Edition), which states a real estate broker must transmit to the real estate broker's principal broker within three banking days of receipt any money, checks, drafts, warrants, promissory notes, or other consideration and any documents received by the licensee in any professional real estate activity in which the licensee is engaged.

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

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

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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, pursuant to ORS 696.301 and based on the violation above, that Matthews' broker license be, and hereby is, reprimanded.

IT IS FURTHER ORDERED that Matthews must: a) complete the following portion of the 150- hour Broker Pre-License course: a) OAR 863-022-0010(2)(e) 15 hours of Agency Law course and provide documentation, such as a certificate of completion to OREA within four months from the date of this order. The education must be completed from an Agency approved pre-license school with an approved 150-hour Broker Pre-License course.

IS SO STIPULATED:	IT IS SO ORDERED:

ROBBIE SCOTT MATTHEWS GENE BENTLEY

Real Estate Commissioner

Date 4.22.14

DATE of service: 4 - 22 - 2014