

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4 In the Matter of the Real Estate License of

5  
6 LILI ZAMANIZADEH

7  
8 } STIPULATED FINAL ORDER  
9

10 The Oregon Real Estate Agency (OREA) and Lili Zamanizadeh (Zamanizadeh) do  
11 hereby agree and stipulate to the following:

12 FINDINGS OF FACT  
13 &  
14 CONCLUSIONS OF LAW

15 1.

16 1.1 Zamanizadeh was licensed as a principal broker with Pacific NW Realty LLC.

17 1.2 On October 7, 2013, OREA received a complaint from Cameron Lane (Lane).

18 The complaint revolved around the conduct of Zamanizadeh and Mark Mead (Mead) regarding  
19 two transactions. (Mark Mead has a principal broker license, which was suspended at the time  
20 of the activity took place, and is currently still suspended.)

21 1.3 OREA Investigator/Auditor Peter Bale (Bale) interviewed Lane and Dannelle  
22 Bernards (Bernards), at Lane's house on December 17, 2013. Bernards said she and Lane  
23 met through work and began dating later. Bernards said that Zamanizadeh had been her friend  
24 for many years, and that she was the referring broker to Zamanizadeh for both of Lane's  
25 properties.

26 1.4 On December 5, 2015, the following email was sent from Mark Mead's email  
27 address addressed to Lane, "I have an appointment Friday at 10:00 with Jim in Salem so  
28 dropping by after that works great. It has taken this long to get this appointment so I think  
29 things can start to move forward. The listing is active so the more info I have the better. The  
30 buyer I have was waiting until I had this morning before he came down to take a look. I would

1 assume it would be after the 1<sup>st</sup>. I will keep you in the loop regarding a timeframe. Thanks for  
2 setting up a time for the pictures. Thank you Mark Mead Pacific NW Real Estate LLC 503-  
3 341-0319”

4 1.5 According to Zamanizadeh and Mead, Zamanizadeh drafted the email. She  
5 stated that she used Mead’s email account because she was having a tough time getting in  
6 touch with Lane. According to Zamanizadeh, Lane would respond to Mead, and believed, if  
7 Lane thought the email was coming from Mead rather than her, he would respond.

8 1.6 The email described above contained Mead’s signature block, and appeared to  
9 have been drafted by Mead.

10 **Violation:** By portraying herself to be Mead by sending the email from Mead’s email  
11 address and signed by Mead, in attempts to have Lane contact her, Zamanizadeh  
12 demonstrated incompetence or untrustworthiness in violation of ORS 696.301(12) (2013  
13 Edition), which states a licensee may be disciplined if they have demonstrated incompetence  
14 or untrustworthiness in performing any act for which the licensee is required to hold a license.

15 1.7 On April 6, 2013, Zamanizadeh emailed Lane’s daughter with an attachment that  
16 contained some of Lane’s financial information. Lane’s daughter’s name was Tiffano Nino,  
17 and Zamanizadeh meant for the email to go to a bank employee with the name of Tiffany  
18 Stuart, who had asked her for Lane’s information for a transaction.

19 1.8 On April 6, 2013, Zamanizadeh wrote to Bernards, who had told her of the error.  
20 “Yes, that was by mistake, because there was email for the rent that she had to sign, the  
21 attachment was messed up. I did not fund out till lateron today that I was sending more  
22 paperwork to the bank Tiffany No?? Is his daughter!” [sic]

23 **Violation:** By mistakenly emailing Lane’s daughter an email containing some of Lane’s  
24 financial information, Zamanizadeh violated ORS 696.805(3)(f) (2013 Edition), which states, a  
25 seller’s agent owes the seller involved in a real estate transaction the following affirmative  
26 duties, f) to maintain confidential information from or about the seller except under subpoena  
27 or court order, even after termination of the agency relationship.

28 1.9 Relations between Zamanizadeh and Lane became strained and on July 28,  
29 2013, Lane wrote to Zamanizadeh, informing her she was fired.

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27 or court order, even after termination of the agency relationship.

28 1.9 Relations between Zamanizadeh and Lane became strained and on July 28,  
29 2013, Lane wrote to Zamanizadeh, informing her she was fired.

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1 1.10 On July 28, 2013, Zamanizadeh responded to Lane's email, "You will receive the  
2 document that you need to sign and when I receive it I would cancel the listing." [sic] In the  
3 same email to Lane, Zamanizadeh relays details concerning the short sale of Bernard's house,  
4 a transaction Zamanizadeh handled. The details included financial information on Bernard's  
5 transaction.

6 **Violation:** By including in the July 28, 2013 email to Lane, details of a previous  
7 personal real estate transaction of Bernards, Zamanizadeh violated ORS 696.805(3)(f) (2013  
8 Edition), which states, a seller's agent owes the seller involved in a real estate transaction the  
9 following affirmative duties, f) to maintain confidential information from or about the seller  
10 except under subpoena or court order, even after termination of the agency relationship.  
11

12 2.

13 2.1 OREA reserves the right to investigate and pursue additional complaints that  
14 may be received in the future regarding this licensee.

15 STIPULATION & WAIVER

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

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

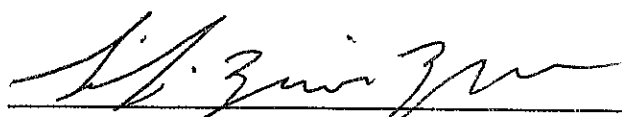
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ORDER

IT IS HEREBY ORDERED that Zamanizadeh's principal broker license be, and hereby is, reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:

  
\_\_\_\_\_  
LILI ZAMANIZADEH

  
\_\_\_\_\_  
GENE BENTLEY  
Real Estate Commissioner

Date NOV 22, 2015

Date 12.2.15

DATE of service: 12-2-15