

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
3

4
5 In the Matter of Shavelle Ranee Hardman's

6
7 Broker License
8

STIPULATED FINAL ORDER

9
10 The Oregon Real Estate Agency (OREA) and Shavelle Ranee Hardman (Hardman) do
11 hereby agree and stipulate to the following:

12 FINDINGS OF FACT

13 Hardman was licensed as a Broker with Cornerstone Real Estate of Oregon. Hardman's
14 license expired on December 1, 2015 and was not renewed until January 21, 2016.
15 Hardman's license was re-associated to Cornerstone Real Estate of Oregon on January 25,
16 2016. During the time Hardman's license was expired and inactive, December 1, 2015 to
17 January 24, 2016, 55 days, Hardman continued conducting professional real estate activity as
18 if actively licensed.

19 CONCLUSION OF LAW

20 By conducting professional real estate activity over the course of 55 days after
21 Hardman's license expired and before renewing and re-activating it, Hardman violated ORS
22 696.020(2) and is subject to discipline or civil penalty pursuant to ORS 696.990(4) and (9).

23 STIPULATION & WAIVER

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

1 Procedure adopted by the Attorney General of the State of Oregon. I freely and voluntarily
2 waive my rights to a hearing, to representation by legal counsel at such a hearing, and to
3 judicial review of this matter.

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

10 ORDER

11 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the
12 violation set forth above, Hardman pay a civil penalty in the sum of \$100.00, said penalty to be
13 paid to the General Fund of the State Treasury by paying the same to the OREA. The civil
14 penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of
15 unlicensed activity is considered one violation. In this instance, there was one 30-day period
16 of unlicensed activity.

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18 IT IS SO STIPULATED:

IT IS SO ORDERED:

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21 

22 SHAVELLE RANEE HARDMAN

23
24 

25 GENE BENTLEY

26 Real Estate Commissioner

27 Date 8-3-16

28 Date 8-9-16

29 DATE of service: 8-9-2016