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REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional
Real Estate Activity of
LAWRENCE WILLIAM HITCHCOCK

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (OREA) and Lawrence William Hitchcock (Hitchcock) do hereby agree and stipulate to the following:

FINDINGS OF FACT
&
CONCLUSIONS OF LAW

1.

1.1 On December 7, 2015, OREA issued a real estate broker license to Hitchcock.

1.2 On July 13, 2015, OREA received a complaint from Dennis Kelly alleging Hitchcock engaged in unlicensed professional real estate activity.

1.3 OREA opened an investigation and determined that Hitchcock engaged in professional real estate activity prior to obtaining his real estate broker license.

1.4 On July 9, 2015, Hitchcock arrived at a property listed by Windermere Stellar, located at 8428 SE 17th Street, Portland 97202, to show the property to some clients. Hitchcock told the seller he had an appointment and wanted to show the property, but did not have access the lockbox key. The seller let Hitchcock and his clients into the house. At the time, Hitchcock did not hold an active broker license.

Violation: By convincing the seller to allow himself access to show the house to his two clients, and subsequently showing the house to the two clients, Hitchcock performed professional real estate activity without a license, Hitchcock violated ORS 696.020(2) (2015 Edition), which states an individual may not engage in, carry on, advertise or purport to engage in or carry on professional real estate activity, or act in the capacity of a real estate licensee, within this state unless the individual holds an active license.

1 1.5 A website at www.hitch4homes.com, published on Hitchcock's behalf, advertised
2 Hitchcock as a real estate licensee. Several pages from this website were submitted with the
3 complaint. The pages contained the following information:

4 "Welcome to Hitch 4 Homes- I have a passion for pairing my unique clients with
5 equally unique clients with equally unique properties. I am a Real Estate Agent
6 in the Happy Valley area and work all over Clackamas County and SE Portland."

7 1.6 Per Hitchcock, the website was up and visible by February 2015, prior to him
8 getting his real estate license.

9 **Violation:** By publishing the website, www.hitch5homes.com, wherein Hitchcock
10 advertised, "I am a real estate agent in the Happy Valley area and work all over Clackamas
11 County and SE Portland," prior to obtaining a real estate license, Hitchcock performed an act
12 of professional real estate activity in violation of ORS 696.020(2) (2015 Edition), which states
13 an individual may not engage in, carry on, advertise or purport to engage in or carry on
14 professional real estate activity, or act in the capacity of a real estate licensee, within this state
15 unless the individual holds an active license.

16 STIPULATION & WAIVER

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

27 I hereby agree and stipulate to the above findings of fact and conclusions of law and
28 understand that the order which follows hereafter may be completed and signed by the Real
29 Estate Commissioner or may be rejected by the Real Estate Commissioner.

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ORDER

IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violations set forth above, Hitchcock pay a civil penalty in the sum of \$750.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to OREA.

IT IS SO STIPULATED:

IT IS SO ORDERED:



LAWRENCE WILLIAM HITCHCOCK

GENE BENTLEY

Real Estate Commissioner

Date 5.29.2017

Date 6.1.17

Date of Service: 6/1/2017