

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4 In the Matter of the Unlicensed Professional )  
5 Real Estate Activity of )  
6 )  
7 CRAIG DEAN HORTON )  
8 \_\_\_\_\_ )  
9

STIPULATED FINAL ORDER

10 The Oregon Real Estate Agency (OREA) and Craig Dean Horton (Horton) do hereby  
11 agree and stipulate to the following:

12 FINDINGS OF FACT  
13 &  
14 CONCLUSIONS OF LAW

15 1.

16 1.1 In November 2015, OREA opened an investigation after they became aware of  
17 property management advertising being done by Medford Better Housing Association, Inc.  
18 (Medford Better Housing). Medford Better Housing was not registered with OREA as a  
19 registered business name.

20 1.2 The investigation found Craig Horton (Horton) to be the President of Medford  
21 Better Housing. At the time of the investigation Horton did not hold a real estate license.

22 1.3 Medford Better Housing performs standard property management duties for  
23 multiple properties. The duties include but are not limited to the following: setting property rent  
24 levels for all units, collecting all rents, finding tenants for vacant units, handling complaints from  
25 tenants, emergency maintenance, coordinating move-in and move-out processes, dealing with  
26 evictions, coordinating maintenance and repairs, maintaining tenant records and managing  
27 budgets for rental units.

28 1.4 Medford Better Housing receives a management fee of 9% of the gross rents  
29 collected for each property.

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

4 ORDER

5 IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation  
6 set forth above, Horton pay a civil penalty in the sum of \$1,000.00, said penalty to be paid to  
7 the General Fund of the State Treasury by paying the same to OREA.

8  
9 IT IS SO STIPULATED:

IT IS SO ORDERED:

10  
11  
12 Craig Dean Horton

Gene Bentley

13 CRAIG DEAN HORTON

GENE BENTLEY

Real Estate Commissioner

14  
15 Date July 26, 2017

Date 7.28.17

16  
17 Date of Service: 7/28/2017