1	REAL ESTATE AGENCY		
2	BEFORE THE	BEFORE THE REAL ESTATE COMMISSIONER	
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4	In the Matter of the Real Estate Licens	se of)	
5		}	
6	TERRIE COX	STIPULATED FINAL ORDER	
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10	The Real Estate Agency (Agency) and Terrie Cox (Cox) do hereby agree and stipulate		
11	to the following:		
12	FINDINGS OF FACT		
13	&		
14	CONCLUSIONS OF LAW		
15	1.		
16	1.1 At all times mentioned he	erein, Cox was licensed as a broker associated with	
17	RE/MAX Equity Group.		
18	1.2 Cox's advertising had be	en reviewed in a prior Agency investigation and an	
19	Educational Letter of Advice dated February 28, 2017, was mailed out to Cox. At issue, was		
20	an advertisement in an Alaska Airlines magazine, Alaska Beyond, January 2017 issue where		
21	Cox failed to include the registered business name RE/MAX Equity Group. The advertisemen		
22	appeared she was working under the business name "Terrie Cox, PC," for which the Agency		
23	had no registered business name. A Google search for Cox on February 22, 2017, produced		
24	a result for the website usa-relocate.com. On this site, RE/MAX Equity Group was not		
25	displayed prominently.		
26	1.3 On April 27, 2017, a new	complaint regarding Cox's advertising was reviewed.	
27	1.4 On July 17, 2017, the Ag	ency opened an investigation regarding Cox's	
28	advertising.		
29	<i>III</i>		
30	///		

1 of 3 – Stipulated Final Order- Terrie Cox

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- 1.5 As of December 19, 2017, the website usa-relocate.com had not been corrected to include RE/MAX Equity Group in an immediately conspicuous location, nor did it indicate that Cox was licensed in Oregon.
- 1.6 Cox told Agency staff she owned the domain name for the website and on or around January 8, 2018, Cox corrected the advertising issues occurring on this website.
- 1.7 During the investigation, Cox acknowledged the issues with her advertising and stated she had received the Educational Letter of Advice. Cox indicated she took action to correct the violations at the time.

Violation: By failing to display RE/Max Equity Group in an immediately noticeable position on the USA-relocate.com website, Cox violated ORS 696.301(3) as it incorporates OAR 863-015-0125(9)(b)(B) (11-15-16 Edition) which requires (9) Advertising in electronic media and by electronic communication, including but not limited to the Internet, web pages, E-mail, E-mail discussion groups, blogs, and bulletin boards is subject to the following requirements: (b) Advertising by a licensee must include on its first page: (B) the licensed name or registered business name of the principal real estate broker, sole practitioner real estate broker or property manager.

1.8 Cox failed to submit her advertising to Laurie Thiel (Thiel), her principal broker, prior to Cox publishing it.

Violation: By failing to submit all proposed advertising to her principal broker for review prior to publishing it, Cox violated ORS 696.301(3) as it incorporates OAR 863-015-0125(5)(a)(b) (11-15-16 Edition) which states a real estate broker must: (a) submit proposed advertising to the licensee's principal broker for review and receive the principal broker's approval before publicly releasing any advertisement and (b)keep a record of the principal broker's approval and make it available to the agency upon request.

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- 2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301
- 2.2 The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

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29 30 STIPULATION & WAIVER

I have read and reviewed the above findings of fact and conclusions of law which have been submitted to me by the Agency 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 the Agency 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 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. 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 that Cox's broker license be, and hereby is reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:

TERRIE COX

DEAN OWENS

Acting Real Estate Commissioner

Date of Service: 8 14 2018