REAL ESTATE AGENCY 1 BEFORE THE REAL ESTATE COMMISSIONER 2 3 4 In the Matter of the Real Estate License of 5 STIPULATED FINAL ORDER 6 CRAIG M. REGER 7 8 9 The Oregon Real Estate Agency (Agency) and Craig M. Reger (Reger) do hereby agree 10 11 and stipulate to the following: 12 FINDINGS OF FACT 13 & CONCLUSIONS OF LAW 14 1. 15 16 At all times mentioned herein, Reger was licensed as a principal broker with 1.1 17 Keller Williams Sunset Corridor. 18 1.2 Reger had been working as an Area Director of Keller Williams Realty Northern 19 California/Hawaii from July 2015 through June 2017. During this time he was based in 20 California. Around the middle of 2016, Reger decided he no longer wanted to reside in 21 Califorinia. It took him about a year to transition from out of his role in California and return 22 fully to Oregon. 23 In May 2017, Reger initiated his move from California back to Oregon. Toward 1.3 24 the end of his move, Reger realized his license was about to expire and he needed to renew 25 by May 31, 2017. 26 Reger had a trip planned for the end of May 2017, and did not have the time to 1.4 27 complete his continuing education for his renewal. He asked Frankie Delgado (Delgado), who 28 at the time was an unlicensed employee, to complete the education for him. 29 III30 111

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- 1.5 Delgado accessed the online education program by logging on the site using Reger's credentials. Delgado was unable to complete all 30 credit hours of the education.
- 1.6 With the renewal deadline fast approaching, Andrea Morrisson, Director of Sales, completed the remaining hours on Reger's behalf. Licensing records indicate all continuing education was completed on May 30, 2017.

Violations: By requesting and allowing others to take required continuing education coursework on Reger's behalf, he violated ORS 696.301(14) which states a real estate license may be disciplined if the licensee committed an act of fraud or engaged in dishonest conduct substantially related to the fitness of the applicant or real estate licensee to conduct professional real estate activity, without regard to whether the act or conduct occurred in the course of professional real estate activity.

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- 2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301. Based on these violations a suspension is appropriate under ORS 696.396(2)(c)(C). According to ORS 696.396, the Agency may suspend a real estate license if the material facts establish a violation of a ground for discipline under ORS 696.301 that exhibits dishonesty or fraudulent conduct.
- 2.2 The Agency reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

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 Reger's principal broker license be suspended for 60 days beginning on December 22, 2018, and continuing through February 19, 2019.

IT IS FURTHER ORDERED that Reger must complete the 27- hour Principal Broker Advanced Practices Course by February 28, 2019. Reger must submit a certificate to the Agency showing completion on the 27 hour Principal Broker Advanced Practices Course. This certificate must be submitted to the Agency no later than 10 days after the education has been completed. Reger may not use the 27- hour Principal Broker Advanced Practices Course toward his continuing education requirement for license renewal.

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IT IS SO ORDERED:

CRAIS W REGER

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DEAN OWENS

Acting Real Estate Commissioner

Date

Date of Service: 8 28 2010