

1 REAL ESTATE AGENCY
2 BEFORE THE REAL ESTATE COMMISSIONER
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4
5 In the Matter of the Property Manager
6 License of
7 CHRISTINE M. FINUCANE
8

}
} STIPULATED FINAL ORDER
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10 The Oregon Real Estate Agency (Agency) and Christine M. Finucane (Finucane) do
11 hereby agree and stipulate to the following:

12 FINDINGS OF FACT

13 Finucane was licensed as a property manager with Christine's Property Management
14 LLC. Finucane's license expired on July 1, 2018. On January 25, 2019, Finucane became
15 aware of her expired license and immediately ceased all professional real estate activity.
16 Finucane renewed her license on January 29, 2019. While her license was expired, from July
17 1, 2018 to January 25, 2019, 209 days, Finucane continued conducting professional real
18 estate activity as if actively licensed. Finucane provided mitigating circumstances which
19 allowed OREA to reduce the civil penalty.

20 CONCLUSION OF LAW

21 By conducting professional real estate activity over the course of 209 days after
22 Finucane's license expired and before renewing it, Finucane violated ORS 696.020(2) and is
23 subject to discipline or civil penalty pursuant to ORS 696.990(4) and (9).

24 STIPULATION & WAIVER

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

1 in accordance with the procedures set forth in ORS Chapter 183 and in accordance with the
2 Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. I
3 freely and voluntarily waive my rights to a hearing, to representation by legal counsel at such a
4 hearing, and to judicial review of this matter.

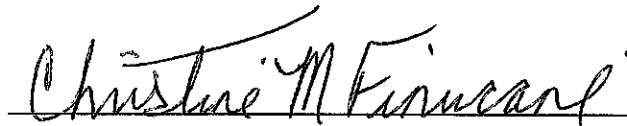
5 I hereby agree and stipulate to the above findings of fact and conclusions of law and
6 understand that the order which follows hereafter may be completed and signed by the Real
7 Estate Commissioner or may be rejected by the Real Estate Commissioner. I understand that,
8 in accordance with the provisions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

10 ORDER

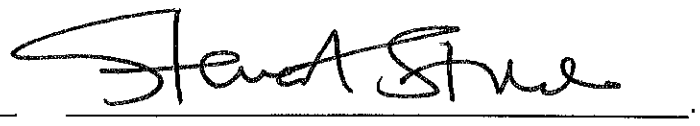
11 IT IS HEREBY ORDERED that pursuant to ORS 696.990(1) to (9) and based upon the
12 violation set forth above, Finucane pay a civil penalty in the sum of \$1,300.00, said penalty to
13 be paid to the General Fund of the State Treasury by paying the same to the Agency. The civil
14 penalty is computed 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 were six 30-day periods
16 of unlicensed activity.

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18 IT IS SO STIPULATED:

IT IS SO ORDERED:

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22 CHRISTINE M. FINUCANE

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21 

22 STEVEN STRODE

23 Real Estate Commissioner

24 Date 7-8-2019

24 Date 7/18/19

25
26 Date of Service: 7/18/19