

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional
Real Estate Activity of
GEORGE RENZ

STIPULATED FINAL ORDER AND ORDER
TO CEASE AND DESIST

The Oregon Real Estate Agency (Agency) and George Renz (Renz) do hereby agree and stipulate to the following:

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

In establishing the violations set forth herein, the Agency may rely on one or more of the definitions contained in ORS 696.010.

First Findings of Fact:

- 1.1 At all times mentioned herein, Renz was not licensed to conduct professional real estate activity in Oregon.
- 1.2 On March 21, 2023, the Agency received a complaint from Bernard Woodard (Woodard) against Renz. The Agency opened an investigation.
- 1.3 Woodard was the Operations Manager with Elk Island Trading Group, LLC (Elk Island) and stated in the complaint that Renz agreed to represent Elk Island as the buyers, while representing the sellers in the purchase of a property located in Roseburg, Oregon (the Property).
- 1.4 On April 19, 2023, Renz emailed the Agency a June 2021 Commercial and Residential Income Listing Agreement, a corrected June 2021 Listing Agreement, along with 2022 and 2023 extension addendums for the Property.

1 1.5 In an online search on LoopNet Agency Investigator Cidia Nañez (Nañez) found
2 that a listing for the Property had been created on April 20, 2022. The listing
3 contained a link to a “Marketing Brochure/Flyer” which stated the Property was
4 exclusively listed by Renz.

5 1.6 On March 3, 2023, Renz wrote the Standard Offer, Agreement and Escrow
6 Instructions for Purchase of Real Estate for the Property. Renz was listed as both
7 the buyer’s and the seller’s agent.

8 1.7 According to Renz, when he agreed to represent the buyer and the sellers of the
9 Property, he believed that his participation was exempt as an isolated
10 transaction, since ORS 696.020(2) provides that actions needing a license must
11 occur “within this state.” Renz believed that meant his physical presence in
12 Oregon, rather than the physical location of the listed property.

13 **First Conclusion of Law:** By listing, advertising and negotiating the sale of the
14 Property without a real estate license in Oregon, Renz engaged in the professional real estate
15 activity as defined in ORS 696.010(17)(a),(b),(c),(d),(i),(j) (2021 Edition), which is a violation of
16 ORS 696.020(2) (2021 Edition). Renz is subject to a civil penalty under ORS 696.990(4)(a)
17 (2021 Edition, as amended on January 1, 2023).

18 2.

19 According to ORS 696.775, the lapsing, expiration, revocation or suspension of a real
20 estate license, whether by operation of law, order of the Real Estate Commissioner or decision
21 of a court of law, or the inactive status of the license, or voluntary surrender of the license by
22 the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with
23 an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee;
24 (3) Take action against a licensee, including assessment of a civil penalty against the licensee
25 for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or
26 revoking a license.

27 3.

28 The Agency reserves the right to investigate and pursue additional complaints that may
29 be received in the future regarding this individual.

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ORDER

IT IS HEREBY ORDERED that, pursuant to ORS 696.397, Renz immediately cease and desist from engaging in any professional real estate activity as defined in ORS 696.010(17)(a) to (n) (2021 Edition) unless the following applies: 1) Renz first obtains a real estate license from the Agency, or 2) Renz has a cooperative agreement in place with an Oregon principal real estate broker and is following and meets all of the requirements found in ORS 696.290(7). The Commissioner’s authority for this order is under ORS 696.397.

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

IT IS SO STIPULATED:

IT IS SO ORDERED:



DocuSigned by:
George L. Renz
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GEORGE RENZ

DocuSigned by:
Steve Strode
E2C2D0097AD8471...
STEVEN STRODE

Date 8/23/2023 | 1:02 PM PDT

Real Estate Commissioner
Date 9/6/2023 | 9:06 AM PDT

Date of Service: 9/6/2023