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 CHRISTIE ANN PINNICK 6 7 8 9 10 The Oregon Real Estate Agency (Agency) and Christie Pinnick (Pinnick) do hereby 11 agree and stipulate to the following: 12 FINDINGS OF FACT 13 AND 14 CONCLUSIONS OF LAW 15 1. 16 1.1 At all times mentioned herein, Pinnick was licensed as a principal broker with 17 Knightsbridge International Real Estate, LLC. 18 1.2 On July 19, 2023, the Agency received a complaint from Kevin Lyman (Lyman) 19 and Catherine Lyman (C. Lyman) against Pinnick. The Agency opened an investigation. 20 1.3 In their complaint, Lyman wrote that they purchased a townhome located in 21 Bend, Oregon. In a January 2023 mediation meeting with the sellers, Lyman learned that a 22 Sellers Property Disclosure Statement (SPDS) was never provided to them during the sale. 23 1.4 In Pinnick's complaint response to the Agency on July 21, 2023, Pinnick states 24 "Their complaint that a Seller's Property Disclosure was not provided by the sellers and their 25 agent is true." 26 In an interview with Agency Investigator John Moore (Moore) on December 19, 1.5 27 2023, Pinnick said she emailed Lynn Larkin (Larkin), the seller's broker, and asked for the 28 SPDS but never received it. 29 /// 30 ///

- 1.6 In an email to Pinnick on January 4, 2023, Moore asked if she ever informed the Lymans or had a discussion with them since they did not receive the SPDS, that there was a period that they could have terminated the transaction.
- 1.7 On January 5, 2023, Pinnick responded in an email with, "I spoke to [Larkin] when all of this kicked off and she doesn't remember ever doing the Prop Disclosures with her clients. They definitely did not hide information from our side, hence all of the emails and conversations about the siding and HOA's plan to fix. Yes, the Lyman's were offered the chance to terminate at the inspection, before they signed a contingency release, and again when Lynn offered to postpone the closing date three months to rectify the siding."
- 1.8 In an email to Lyman on January 5, 2023, Moore asked if he recalled Pinnick ever discussing the SPDS or that she had requested it from Larkin but never received it. Lyman responded "...Pinnick never discussed the SPDS with us during our purchase in 2020...We did send Christie an email during out mediation hearing on January 24, 2023, when the mediator asked about whether an SPDS existed. We sent Christie an email that day asking her about the SPDS, to which she replied that the seller's agent had never provided it."
- (1) Conclusion of Law: By failing to inform the buyer of their contingency rights in a transaction when the seller's broker did not provide the SPDS, Pinnick violated ORS 696.301(3) as it incorporates ORS 696.810(3)(a)(c) 2019 Edition.
- **Conclusion of Law**: By failing to perform duties to the buyer, Pinnick violated ORS 696.301(3) as it incorporates ORS 696.870(1)(b)(3)(b) 2019 Edition.
- 1.9 All of the above demonstrates incompetence in performing acts for which the real estate licensee is required to hold a license.
- (3) Conclusion of Law: Based on the foregoing, Licensee is subject to discipline under ORS 696.301(12) 2019 Edition.

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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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2.3 In establishing the violations alleged above, the Agency may rely on one or more of the definitions contained in ORS 696.010.

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STIPULATION AND WAIVER

I, Christie Pinnick, have read and reviewed this Stipulated Final Order and its Findings of Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact, Conclusions of Law and this Stipulation and Waiver of Hearing rights 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. I also understand that any Hearing would be 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. By signing this Stipulated Final Order, 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, which I have also read and understand, may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner. I further 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.

In addition to all of the above, I agree that once the Commissioner executes this Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby waive the right to challenge the validity of service.

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3 of 4 – Stipulated Final Order-Christie Ann Pinnick

ORDER IT IS HEREBY ORDERED that Christie Pinnick's principal broker license be, and hereby is reprimanded. IT IS SO STIPULATED: IT IS SO ORDERED: DocuSigned by: Christie ann Pinnies CHRISTIE PINNICK STEVEN STRODE Real Estate Commissioner Date 4/24/2024 | 11:16 AM PDT Date 4/24/2024 | 11:52 AM PDT Date of Service: April 24, 2024