

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of)
ERIC W. HALL) STIPULATED FINAL ORDER

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

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Hall was licensed as a principal broker with Rick Hall Realty, Inc.

1.2 On January 10, 2025, Hall was notified that clients' trust account ending in 0163 (CTA #0163), which holds owner funds, had been selected for a reconciliation review. Reconciliation records for November 2024 were requested and provided to the Agency.

1.3 The Trust Account Reconciliation document submitted for November 2024, was completed and signed on February 18, 2025.

1.4 A review of the Trust Account Reconciliation document showed that Part I, II and III were not equal and did not reconcile with each other. In Part IV, was written, "see attached notes". The notes did not explain the reason for the unreconciled balances.

1.5 Hall later provided a revised November 2024 reconciliation document signed and dated May 5, 2025, where Part I, II and III were still not reconciled and in Part IV was written, "see addendum 5-5-2025". Hall explained that the Part I and II difference \$1,405.59 "is the discrepancy in the checkbook for over 1.5 years.." and the Part I and III difference \$32,418.44 was due to outstanding checks, of which \$14,189.25 was reported to the Oregon Treasury

1 Department Unclaimed Funds and \$15,553.55 was disbursed to property owners, for a total of
2 \$29,742.80. Hall brought in a bank professional to help find the remaining \$2,675.64 stating
3 “We brought in a bank professional to help us figure out how to begin the balancing of our
4 checkbook since we had not done a good job. We went back to before November 2021. They
5 worked with us for a few days and along with their help we were not able to determine why we
6 were off the \$1,405.59.”

7 **(1) Conclusion of Law:** By failing to reconcile CTA #0163 for November 2024 within 30
8 days of the bank statement ensuring that each part of the reconciliation equaled to and
9 reconciled to each other and failing to clearly identify any needed adjustments on the
10 reconciliation document, Hall violated ORS 696.301(3) and its implementing rule OAR 863-
11 025-0028(2)(b)(d)(A)(B) 1/1/2024 Edition.

12 1.6 Hall provided an excel spreadsheet to support the Part III balance which included
13 owner names and amounts held for each owner. A review of the spreadsheet showed an
14 unknown owner with a balance of \$16,011.30 and noted “uncashed check unidentifiable.”

15 **(2) Conclusion of Law:** By failing to act in a fiduciary manner in all matters relating to trust
16 funds, Hall violated ORS 696.301(3) as it incorporates ORS 696.890(4)(e) 2023 Edition.

17 1.7 On April 23, 2025, Agency Compliance Division staff requested Hall provide a
18 description for their accounting method for posting transactions to individual owner ledgers and
19 copies of five randomly selected individual owner ledgers.

20 1.8 Hall did not provide a response regarding his method of posting transactions to
21 individual owner ledger. The five requested owner ledgers were not provided, instead Hall
22 resubmitted the excel spreadsheet provided to support the Part III balance. The spreadsheet
23 did not provide the level of detail required for an individual owner ledger.

24 **(3) Conclusion of Law:** By failing to maintain complete and adequate records, Hall
25 violated ORS 696.301(3) and its implementing rule OAR 863-025-0035(1)(c) 1/1/2024 Edition.

26 **(4) Conclusion of Law:** By failing to maintain a separate owner’s ledger for each property
27 management agreement, for all funds received and disbursed, Hall violated ORS 696.301(3)
28 and its implementing rule OAR 863-025-0055(1). In addition, Hall failed to record each
29 disbursement on the corresponding owner’s ledger after recording the transaction on the
30

1 record of receipts and disbursements violating ORS 696.301(3) and its implementing rule OAR
2 863-025-0040(5) 1/1/2024 Edition.

3 1.9 A review of Hall's record of receipts and disbursements shows it was missing
4 required detail, specifically the purpose of the funds for each transaction.

5 **(5) Conclusion of Law:** By failing to maintain a record of receipts and disbursements that
6 includes the purpose of each transaction, Hall violated ORS 696.301(3) and its implementing
7 rule OAR 863-025-0040(2)(a)(C)(b)(D) 1/1/2024 Edition.

8 1.10 A review of the November 2024 bank statement identifies the account as "Real
9 Estate Trust Account". It also shows the account is interest-bearing.

10 1.11 A review of the property management agreement shows that it is not agreed to
11 that owner funds will be held in an interest-bearing account.

12 **(6) Conclusion of Law:** By failing to use the correct labeling of clients' trust account, Hall
13 violated ORS 696.301(3) and its implementing rule OAR 863-025-0025(1)(a) 1/1/2024 Edition.

14 **(7) Conclusion of Law:** By failing to include a provision in the property management
15 agreement that the owner's funds would be held in an interest-bearing account, who the
16 interest earnings will inure and when the earnings will be disbursed, Hall violated ORS
17 696.301(3) as it incorporates ORS 696.241(7) 2023 Edition. In addition, Hall violated ORS
18 696.301(3) and its implementing rule OAR 863-025-0020(3)(b) 1/1/2024 Edition.

19 1.12 All of the above demonstrates a failure to uphold affirmative duties to account in
20 a timely manner for all funds received from or on behalf of the owner, and to act in a fiduciary
21 manner in all matters relating to trust funds.

22 **(8) Conclusion of Law:** Based on the foregoing, Hall failed in duties to the owner, a
23 violation of ORS 696.301 as it incorporates ORS 890(4)(c)(d)(e) 2023 Edition.

24 1.13 All of the above demonstrates incompetence or untrustworthiness in performing
25 acts for which the real estate licensee is required to hold a license and conduct that is below
26 the standard of care for the practice of professional real estate activity in Oregon.

27 **(9) Conclusion of Law:** Based on the foregoing, Licensee is subject to discipline under
28 ORS 696.301(12) and (15) 2023 Edition.

2.

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.

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

3.

STIPULATION AND WAIVER

I, Eric W. Hall, 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.

ORDER

IT IS HEREBY ORDERED that Eric W. Hall's principal broker license be reprimanded.

IT IS FURTHER ORDERED that Hall will hire an accounting professional to assist in establishing an accounting method that meets Agency requirements as described in ORS Chapter 696 and OAR Chapter 863.

IT IS FURTHER ORDERED that due to the violations addressed above, Hall will be subject to a future clients' trust account review within 6 months of the issuance of this order.

IT IS SO STIPULATED:

IT IS SO ORDERED:

Signed by:

Eric Hall

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ERIC W. HALL

Date 11/7/2025 | 7:15 PM PST

Signed by:

Steve Strode

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STEVEN STRODE

Real Estate Commissioner

Date 11/10/2025 | 8:32 AM PST

Date of Service: 11/10/2025

