

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of)
BRAYDEN MICHAEL MOORE) STIPULATED FINAL ORDER

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

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Moore was licensed as a property manager acting in the capacity of a sole practitioner and doing business under the registered business name of Chateau Management.

1.2 Moore signed a Stipulated Order for Reprimand with Education in June 2016, resulting from an Agency compliance review.

1.3 On September 27, 2023, Chateau Management was notified that clients' trust account ending in 0018 (CTA-SD #0018), which holds security deposits, had been selected for reconciliation review. Documents for July 2023 were provided to the Agency. An investigation was opened due to the outstanding issues found in the review.

1.4 A review of the July 2023 Trust Account Reconciliation form for CTA-SD #0018 showed Parts I, II, and III were balanced, each with a total of \$484,681.50. In Part IV of the form, Moore wrote "Asking Management to review all outstanding items. Upon review it was found that transfers were to wrong accounts. All corrections have been made in October 2023 when error was found." The form was signed and dated by Moore on October 11, 2023.

1 1.5 A review of the corresponding July 2023 bank statement showed a month-end
2 balance of \$489,706.92. Moore reported the reconciled balance as \$484,681.50.

3 1.6 A review of the July 2023 reconciliation records provided to the Agency showed a
4 difference of \$5,833.50 between the reconciled balance included on the Trust Account
5 Reconciliation form and the tenant security deposit ledgers, as well as a \$10,565.51 difference
6 between the tenant security deposit ledgers and the reconciled bank balance.

7 **(1) Conclusion of Law:** By failing to reconcile CTA-SD #0018 within 30 days of the July
8 2023 bank statement, Moore violated ORS 696.301(3) and its implementing rule OAR 863-
9 025-0028(3) 1/1/2023 Edition.

10 **(2) Conclusion of Law:** Moore's records for CTA-SD #0018 were not maintained in a way
11 that readily enabled tracking and reconciling, in violation of ORS 696.301(3) and its
12 implementing rule OAR 863-025-0035(3)(b) 1/1/2024 Edition.

13 1.7 During the Agency's compliance review process, Moore told Agency Compliance
14 Specialist Roger McComas (McComas) that he had failed to reconcile accounts monthly.
15 Moore hired bookkeeper Kelly Mueller (Mueller) to help resolve discrepancies.

16 1.8 On October 31, 2023, Moore provided McComas with revised July 2023
17 reconciliation records for CTA-SD #0018. A review of the documents provided showed there
18 were owners with negative ledgers totaling -\$73,374.71.

19 1.9 On November 28, 2023, Moore provided reconciliation records for CTA-SD
20 #0018 for the month of November 2023. Part III of the Trust Account Reconciliation form
21 included a difference of \$29,374.42 from Parts I, II.

22 1.10 The Trust Account Reconciliation form showed it was completed on January 1,
23 2024, and was not signed.

24 **(3) Conclusion of Law:** By failing to reconcile CTA-SD #0018 within 30-days of the
25 November 2023 bank statement, as well as failing to sign the Trust Account Reconciliation
26 form, Moore violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(3)(d)
27 (A)(B) 1/1/2024 Edition.

28 1.11 Agency Investigator Lindsey Nunes (Nunes) requested the January 2024
29 reconciliation records for clients' trust account ending in 0000 (CTA #0000).
30

1 1.12 A review of the records submitted showed that the Trust Account Reconciliation
2 form was not signed or dated.

3 1.13 A review of the January 2024 bank statement showed an ending balance of
4 \$120,877.72, which did not support the reconciled balance of \$148,986.19 included in Part I of
5 the Trust Account Reconciliation form.

6 1.14 A review of the Trust Account Activity report shows an ending balance of
7 \$153,897.79, which did not support the reconciled balance of \$148,986.19 included in Part
8 III of the Trust Account reconciliation form.

9 1.15 A review of the 'Check Register Detail' showed an ending balance of
10 \$148,986.19. The corresponding Check Register Detail report only showed activity posted to
11 CTA #0000, and did not show outstanding receipts and disbursements.

12 **(4) Conclusion of Law:** By failing to reconcile CTA #0000 for the month of January
13 2024, and sign and date the single reconciliation document attesting to the completion, Moore
14 violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(2)(a)(b)(d)(A)(B)(4)
15 1/1/2024 Edition.

16 1.16 The Trust Account Activity report showed negative owner ledgers totaling
17 -\$73,094.14.

18 1.17 16 of the negative owner ledgers are for Moore Assets, LLC, in the amount of
19 -\$46,223.09.

20 **(5) Conclusion of Law:** By disbursing funds from CTA #0000 resulting in a negative
21 account balance, Moore violated ORS 696.301(3) and its implementing rule OAR 863-025-
22 0027(3) 1/1/2024 Edition.

23 1.18 Nunes requested and received the January 2024 three-part reconciliation for
24 CTA-SD #0018.

25 1.19 A review of the January 2024 Trust Account Reconciliation form for CTA-SD
26 #0018 showed Parts I and II were balanced, each with a total of \$444,830.27. Part III had a
27 balance of \$465,635.24. The note in Part IV of the form states "Brayden I would suggest typing
28 in something here on the difference."

29 1.20 The Trust Account Reconciliation form was not signed or dated.
30

1 **(6) Conclusion of Law:** By failing to reconcile CTA-SD #0018 within 30 days of the
2 January 2024 bank statement, and sign and date the single reconciliation document attesting
3 to the completion, Moore violated ORS 696.301(3) and its implementing rule OAR 863-025-
4 0028(3)(a)(b)(d)(A)(B)(4) 1/1/2024 Edition.

5 1.21 In an interview with Nunes, Moore explained that in 2015, he was managing
6 between 20 and 40 doors. Currently, Moore manages about 400 doors.

7 1.22 Nunes asked Moore if he started maintaining his owner and tenant ledgers after
8 the reprimand he received from the Agency. In response, Moore stated he hasn't maintained
9 the ledgers since 2018.

10 **(7) Conclusion of Law:** By failing to maintain owners' ledgers for each property managed,
11 and failing to fully account for all funds received and disbursed from 2018 through 2024, Moore
12 violated ORS 696.301(3) and its implementing rule OAR 863-025-0055(1)(3)(b)(A)(B)(C)(D)
13 (c)(A)(B)(C)(D)(E)(d) 1/1/2018-1/1/2024 Editions.

14 **(8) Conclusion of Law:** By failing to maintain tenant ledgers from 2018 through 2024,
15 Moore violated ORS 696.301(3) and its implementing rule OAR 863-025-0050(1)(2)(4)(d)(A)
16 (B)(C)(D)(e)(A)(B)(C)(D)(E)(f) 1/1/2018-1/1/2024 Editions.

17 1.23 In an email from Moore on August 22, 2024, Moore wrote "The negative
18 accounts for Moore Assets LLC have been made whole using positive balances from other
19 properties owned by Moore Assets LLC. And by withholding funds from rent dispersals in order
20 to eliminate all negative balances.

21 1.24 Moore provided Nunes with the notification to Moore Assets LLC, informing them
22 of the transfer of funds to make all ledgers whole and a report of all current ledgers.

23 1.25 On January 17, 2025, as part of a settlement agreement with the Agency, Moore
24 provided documentation that he performed a one-time deposit of licensee funds into CTA
25 #0000 and CTA-SD #0018 to make accounts whole for the identified shortages.

26 1.26 All of the above demonstrates incompetence or untrustworthiness in performing
27 acts for which the real estate licensee is required to hold a license and conduct that is below
28 the standard of care for the practice of professional real estate activity in Oregon.

29 **(9) Conclusion of Law:** Based on the foregoing, Licensee Moore is subject to discipline
30 under ORS 696.301(12) and (15) 2017, 2019 and 2021, and 2023 Editions.

(10) Conclusion of Law: Based on the foregoing, Moore is subject to discipline under ORS 696.301(3) as it incorporates ORS 696.890(4)(a)(c)(d)(e) 2017, 2019, 2021, and 2023 Editions.

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, Brayden Moore, 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 Brayden Moore's property manager license be, and hereby is reprimanded.

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

IT IS SO STIPULATED:

IT IS SO ORDERED:

Signed by:

Brayden M. Moore

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BRAYDEN MICHAEL MOORE

Date 5/6/2025 | 7:43 AM PDT

Signed by:

Steve Strode

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STEVEN STRODE

Real Estate Commissioner

Date 5/6/2025 | 8:22 AM PDT



Date of Service: 5/6/2025