

REAL ESTATE AGENCY  
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of  
JASON WILSON

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STIPULATED FINAL ORDER

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

FINDINGS OF FACT  
AND  
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Wilson was licensed as a property manager acting in the capacity of a sole practitioner and doing business under the registered business name of Distinct Dwelling LLC (Distinct Dwelling).

1.2 On March 22, 2024, Distinct Dwelling was notified that clients' trust account ending in 4693 (CTA #4693), which holds owner funds, had been selected for reconciliation review. Reconciliation records for January 2024 were requested. An investigation was opened due to issues found in the review.

1.3 A review of the records provided showed that tenant security deposits were held in two bank accounts that were not registered with the Agency.

1.4 Wilson explained that he established a relationship with Live Oak Bank, opened a clients' trust account and transferred funds from the previous bank. Wilson further explained that it was then that he realized Live Oak Bank was not an "approved bank", with a location within this state.

**(1) Conclusion of Law:** By failing to open and maintain a clients' trust account in Oregon and notify the Agency within 10 business days from the date opened, Wilson violated ORS

696.301(3) as it incorporates ORS 696.241(2) 2023 Edition, and ORS 696.301(3) as it incorporates ORS 696.245(2)(a)(b)(c)(d)(e) 2023 Edition.

1.5 Agency Investigator Frank Leonard Jr. (Leonard) requested Wilson provide the August 2024 reconciliation and supporting documents for CTA #4693, and clients' trust account ending in 3387 (CTA-SD #3387). The Trust Account Reconciliation document for both reconciliations was not signed or dated.

**(2) Conclusion of Law:** By failing to sign and date the Trust Account Reconciliation document for both CTA #4693 and CTA-SD #3387 attesting to their accuracy and completeness, Wilson violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(2)(d)(B) 1/1/2024 Edition.

1.6 A review of the Trust Account Balance for CTA #4693 showed three owners had negative ledger balances. The total of negative ledger balances was -\$1,419.70.

**(3) Conclusion of Law:** The owner ledger balance indicated a negative balance for multiple owners. This is a violation of ORS 696.301(3) and its implementing rule OAR 863-025-0027(3) 1/1/2024 Edition.

1.7 A review of the AppFolio Reconciliation Report for CTA #4693 showed a journal entry dated August 31, 2024, for "Unreconciled Deposits and other Increases," in the amount of \$37,088.57.

1.8 The Bank Deposit record showed an amount of \$37,221.84, which was deposited on January 23, 2025, to resolve the unreconciled deposit.

**(4) Conclusion of Law:** By failing to take corrective action to resolve adjustments prior to the next reconciliation for CTA #4693, Wilson violated ORS 696.301(3) and its implementing rule OAR 863-025-0028(2)(b)(4) 1/1/2024 Edition.

1.9 A review of the AppFolio Reconciliation Report for CTA-SD #3387, showed a journal entry dated August 31, 2024, for "Unreconciled Deposits and other Increases," in the amount of \$10,405.68.

1.10 The Bank Deposit record showed an amount of \$9,682.68 was deposited on January 23, 2025, to resolve the unreconciled deposit.

1 **(5) Conclusion of Law:** By failing to take corrective action to resolve adjustments prior to  
2 the next reconciliation for CTA-SD #3387, Wilson violated ORS 696.301(3) and its  
3 implementing rule OAR 863-025-0028(3)(b)(4) 1/1/2024 Edition.

4 1.11 Wilson explained that they reviewed two journal entries and then wrote and  
5 deposited two checks. A review of the two checks showed the payee as "Distinct Dwelling LLC  
6 Line of Credit."

7 1.12 In an interview with Leonard on January 24, 2025, Wilson explained that when  
8 the bookkeeper was doing reconciliations in AppFolio, discrepancies were fixed with journal  
9 entries and then those journal entries were attached to a property in the system that was  
10 created called "Distinct Dwelling Corporate Property." Wilson further explained that "these  
11 things just built up."

12 **(6) Conclusion of Law:** By commingling funds of the licensee with funds of others, Wilson  
13 violated ORS 696.301(3) as it incorporates ORS 696.241(5)(a)(b) 2023 Edition.

14 In addition, Wilson violated ORS 696.301(3) and its implementing rule OAR 863-025-  
15 0065(6) 1/1/2024 Edition.

16 1.13 All of the above demonstrate incompetence or untrustworthiness in performing  
17 acts for which the real estate licensee is required to hold a license and conduct that is below  
18 the standard of care for the practice of professional real estate activity in Oregon.

19 **(7) Conclusion of Law:** Based on the foregoing, Wilson is subject to discipline under ORS  
20 696.301(12) and (15) 2023 Edition.

21  
22 2.

23 2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

24 2.2 The Agency reserves the right to investigate and pursue additional complaints  
25 that may be received in the future regarding this licensee.

26 2.3 In establishing the violations alleged above, the Agency may rely on one or more  
27 of the definitions contained in ORS 696.010.

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### STIPULATION AND WAIVER

I, Jason Wilson, 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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ORDER

IT IS HEREBY ORDERED that Jason Wilson's property manager license be reprimanded.

IT IS FURTHER ORDERED that due to the violations addressed above, Wilson 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:

*Jason Wilson*

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JASON WILSON

Date 10/20/2025 | 10:44 AM PDT

Signed by:

*Steve Strobe*

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STEVEN STRODE

Real Estate Commissioner

Date 10/20/2025 | 2:24 PM PDT

Date of Service: 10/20/2025

