

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of)
CAMMIE ANN ALLIE) STIPULATED FINAL ORDER

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

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Allie was licensed as a property manager. Allie associated her license with URHome Property Management, LLC (UPM) on August 24, 2023. Prior to this, Allie was associated with Fortress Property Management.

1.2 On July 9, 2025, the Agency received a complaint from Michael Neely (Neely) against Allie. Neely included in his complaint that Allie had increased the repair authorization limit to \$1,500.00 without telling him and charged for portering fees he was unaware of.

1.3 Neely had two properties managed by UPM. In his complaint, Neely wrote, "I did sign a new mgmt. agreement with her for the new company, but she altered our original agreement without telling me."

1.4 A review of the Property Management Agreement (PMA) for one of Neely's properties showed the 'Commencement Date' was August 9, 2023. Allie signed the Property Management Agreement as an Agency of UPM.

(1) Conclusion of Law: By signing a property management agreement under a registered business name, while her license was associated to another registered business name, Allie violated ORS 696.301(3) as it incorporates ORS 696.026(9) 2023 Edition.

1 1.5 The PMA states, “Agent agrees to obtain Owner’s prior authorization for any and
2 each single expense item in excess of \$1,500.00 except monthly or recurring operating
3 charges, expenses within limits of the operating budget, if any...”

4 1.6 In an interview with Agency Investigator Cidia Nañez (Nañez), Allie said that she
5 did not recall having a conversation with Neely prior to him signing the PMA.

6 1.7 A review of the PMA for Neely’s second property showed that the repair
7 authorization limit was \$500.00 for each single expense item.

8 1.8 During her interview, Allie explained that all the PMAs that she does have repair
9 authorization limits of \$1,500.00, so it must have been a typo.

10 1.9 In response to the complaint, Allie’s attorney Aaron Cronan (Cronan) wrote,
11 “...there were some disputed charges in July-August 2024. The parties negotiated and came
12 to a solution, discounting over \$7,000 from an invoice that was not authorized in advance.”

13 1.10 A review of documents showed two invoices from UPM that were billed to Neely
14 for the turnover of a unit in the month of July 2024. One invoice had a total amount due of
15 \$7,841.77, and the other was in the amount of \$7,243.53. A credit was applied to Neely’s
16 account toward the second invoice for the total amount of \$7,243.53.

17 1.11 UPM invoiced Neely 11 times in a seven-month period, equaling \$22,266.03. In
18 addition to the \$7,243.53 credit, UPM also credited Neely an additional \$6,709.95.

19 **(2) Conclusion of Law:** By failing to obtain authorization in advance of charges exceeding
20 an agreed limit as required in the property management agreement, Allie violated ORS
21 696.301(3) as it incorporates ORS 696.890(3)(4)(c)(e) 2023 Edition.

22 **(3) Conclusion of Law:** By issuing duplicate invoices, Allie violated ORS 696.301(3) as it
23 incorporates ORS 696.890(4)(c)(e) 2023 Edition.

24 1.12 Copies of PMAs provided to the Agency did not include “portering” as a provided
25 service or disclose related charges and fees.

26 **(4) Conclusion of Law:** By failing to disclose all the fees and charges to a property owner,
27 Allie violated ORS 696.301(3) and its implementing rule OAR 863-025-0020(3)(c) 1/1/2023
28 Edition.

29 1.13 All of the above demonstrate conduct that is below the standard of care for the
30 practice of professional real estate activity in Oregon.

1 **(5) Conclusion of Law:** Based on the foregoing, Allie is subject to discipline under ORS
2 696.301(15) 2023 Edition.

3
4 2.

5 2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.

6 2.2 The Agency reserves the right to investigate and pursue additional complaints
7 that may be received in the future regarding this licensee.

8 2.3 In establishing the violations alleged above, the Agency may rely on one or more
9 of the definitions contained in ORS 696.010.

10
11 3.

12 **STIPULATION AND WAIVER**

13 I, Cammie Allie, have read and reviewed this Stipulated Final Order and its Findings of
14 Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact,
15 Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full and
16 complete agreement and stipulation between the Agency and me. I further understand that if I
17 do not agree with this stipulation, I have the right to request a Hearing on this matter and to be
18 represented by legal counsel at such a Hearing. I also understand that any Hearing would be
19 conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance
20 with the Rules of Practice and Procedure adopted by the Attorney General of the State of
21 Oregon. By signing this Stipulated Final Order, I freely and voluntarily waive my rights to a
22 Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this
23 matter.

24 I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and
25 understand that the Order which follows hereafter, which I have also read and understand,
26 may be completed and signed by the Real Estate Commissioner or may be rejected by the
27 Real Estate Commissioner. I further understand that, in accordance with the provisions of
28 ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News
29 Journal.

30 In addition to all of the above, I agree that once the Commissioner executes this

1 Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby
2 waive the right to challenge the validity of service.

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ORDER

IT IS HEREBY ORDERED that Cammie Allie's property manager license be reprimanded.

IT IS SO STIPULATED:

IT IS SO ORDERED:

Signed by:
Cammie Ann Allie
4BB73AC9970F439...
CAMMIE ANN ALLIE

Signed by:
Steve Strode
E2C2D0097AD8471...
STEVEN STRODE



Date 3/16/2026 | 4:13 PM PDT

Real Estate Commissioner
Date 3/17/2026 | 1:28 PM PDT

Date of Service: 3/17/2026