

1
2 REAL ESTATE AGENCY
3 BEFORE THE REAL ESTATE COMMISSIONER
4

5 In the Matter of the Unlicensed Professional)
6 Real Estate Activity of)
7)
8 CRAIG MARQUARDO)
9 _____)

STIPULATED FINAL ORDER AND ORDER
TO CEASE AND DESIST

10
11 The Oregon Real Estate Agency (Agency) and Craig Marquardo hereby agree and
12 stipulate the following:

13 FINDINGS OF FACT
14 AND
15 CONCLUSIONS OF LAW

16 1.

17 1.1 At all times mentioned herein, Craig Marquardo (Marquardo) was not licensed to
18 conduct professional real estate activity in Oregon.

19 1.2 On April 30, 2026, the Agency opened an investigation against Marquardo for
20 possible unlicensed activity.

21 1.2 Upon investigation, the Agency determined Marquardo failed to meet an
22 exemption for a nonlicensed individual managing rental real estate for an owner.

23 1.3 During the investigation, Marquardo stated that he believed he had met the
24 requirements for an exemption.

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26 (1) **Conclusion of Law:** Because Marquardo did not meet a statutory exemption as
27 an unlicensed individual per ORS 696.030, the Agency determined Marquardo
28 engaged in professional real estate activity as described in ORS 696.010(18)
29 (2025 edition), which is a violation of ORS 696.020(2) (2025 Edition).
30

1.4 During settlement discussions, Marquardo presented the Agency with documentation that would meet an exemption to licensing requirements under ORS 696.030, to conduct future real estate activity.

2.

2.1 According to ORS 696.775, the lapsing, expiration, revocation or suspension of a real estate license, whether by operation of law, order of the Real Estate Commissioner or decision of a court of law, or the inactive status of the license, or voluntary surrender of the license by the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee; (3) Take action against a licensee, including assessment of a civil penalty against the licensee for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or revoking a license.

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

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, Craig Marquardo, have read and reviewed this Stipulated Final Order and its Findings of Fact 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.

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

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

10
11 ORDER

12 IT IS HEREBY ORDERED that, pursuant to ORS 696.397, Marquardo immediately
13 cease and desist from engaging in any professional real estate activity as defined in ORS
14 696.010(18)(a) to (n) (2025 Edition) unless Marquardo first obtains a real estate license from
15 the Agency. The Commissioner's authority for this order is under ORS 696.397.

16
17 IT IS SO STIPULATED:

18 
19  1757QV62-1J8WZYY9
20

21
22
23 Date Sep 13, 2026

IT IS SO ORDERED:



24
25 STEVEN STRODE
26 Real Estate Commissioner

27 Date _____

28 Date of Service: _____
29
30