REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of
GEORGE HAFEMAN

STIPULATED FINAL ORDER

The Real Estate Agency (OREA) and George Hafeman (Hafeman) do hereby agree and stipulate to the following:

FINDINGS OF FACT

1.
1.1 At all times mentioned herein, Hafeman was licensed as a principal broker with Windermere-St Helens Real Estate Inc.
1.2 On January 10, 2011, OREA received a complaint from Jim Cordell (Cordell) alleging that Hafeman had changed the listing price without Cordell’s knowledge on their listing agreement for property located at 32919 SW Keys Crest Drive, Scappoose, Oregon, after Cordell had signed it.
1.3 On November 13, 2010, Cordell signed a listing agreement with Hafeman with a listing price of $285,000.
1.4 On November 15, 2010, Hafeman met with Sherril Cordell (Mrs. Cordell) who told Hafeman that she wouldn’t sign the listing agreement unless the price was $296,000. Hafeman changed the price on the listing agreement that Cordell had signed, then Mrs. Cordell also signed the listing agreement.

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CONCLUSIONS OF LAW

2.

2.1 Hafeman altered the list price of the property on the Listing Contract Form after Cordell had signed it.

Violation: ORS 696.805(2)(a) (2009 Edition), which requires a real estate licensee acting as a seller’s agent to deal honestly and in good faith with the seller.

2.2 Hafeman altered the list price of the property on the Listing Contract Form after Cordell had signed it.

Violation: ORS 696.805(3)(c) (2009 Edition), which prohibits a real estate licensee acting as a seller’s agent from taking action that is adverse or detrimental to the seller’s interest.

3.

3.1 ORS 696.301 states that violations, such as those defined above, are grounds for discipline.

3.2 OREA reserves the right to investigate and pursue additional complaints that may be received in the future regarding this licensee.

STIPULATION & WAIVER

I have read and reviewed the above findings of fact and conclusions of law which have been submitted to me by OREA and further, the order which follows hereafter. I understand that the findings of fact, conclusions of law and this stipulation and waiver embody the full and complete agreement and stipulation between OREA 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. Hearings are 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. 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 may be completed and signed by the Real Estate Commissioner or may be rejected by the Real Estate Commissioner, in which case an amended notice of intent may be issued in this matter. I 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.

ORDER

IT IS HEREBY ORDERED that Hafeman be, and hereby is, reprimanded.

IT IS SO STIPULATED:

GEORGE HAFEMAN

Date 4/18/12

IT IS SO ORDERED:

GENE BENTLEY
Real Estate Commissioner

Date 4/26/12

DATE of service: 4-26-12