In the Matter of the Real Estate Broker's License of

PATRICIA LAWRENCE

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

FINDINGS OF FACT

CONCLUSIONS OF LAW

1.1 At all times mentioned herein, Lawrence was licensed as a principal broker with Sunbelt Business Brokers (Sunbelt).

1.2 On November 12, 2010, OREA received a complaint regarding unlicensed individuals advertising real estate for sale. The complaint was filed by Ronald Spagle (Spagle), principal broker with City Realty Company.

1.3 From the facts developed during the investigation, Sunbelt's website, sunbeltportland.com, shows non-licensed people as brokers. The website lists "The Professional Team", which includes: (a) "Jim Ampe has worked at Sunbelt Portland for six years and has been a broker for 25 years"; and (b) "Oregon native, Steve Byrne is a Sunbelt Portland's newest broker". Neither Jim Ampe (Ampe) nor Steve Byrne (Byrne) are licensed to conduct professional real estate activity in Oregon.

Violation: By advertising on the Sunbelt website that unlicensed individuals, Ampe and Byrne are brokers, implying that they are real estate brokers, Lawrence violated OAR 863-015-0125 and is subject to sanction pursuant to ORS 696.301(3).

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1.4 Upon review of documentation related to the investigation, it was discovered that the listing agreement for Amity Vineyards did not contain a commencement date or an expiration date for the listing.

Violation: By having a listing agreement that does not contain an expiration date, Lawrence violated OAR 863-015-0130(2)(a) and is subject to sanction pursuant to ORS 696.301(3).

2.

2.1 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.

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ORDER

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

IT IS SO STIPULATED:  

PATRICIA LAWRENCE

Date 2/6/12

IT IS SO ORDERED:

GENE BENTLEY
Real Estate Commissioner

Date 2/21/12

DATE of service:  2-21-12.