OREGON REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Real Estate License of

AMANDA WOOLDRIDGE

STIPULATED FINAL ORDER

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

FINDINGS OF FACT

AND

CONCLUSIONS OF LAW

1.

1.1 At all times mentioned herein, Wooldridge was licensed as a property manager doing business under the registered business name of Ducks Property Management (DPM).

1.2 On February 22, 2011, Madeline Butler (Butler), an OREA Licensing Division employee, sent an email to the OREA Compliance Manager regarding concerns about the way Wooldridge was conducting property management activity, and that it appeared Wooldridge was working for DPM and another property management company by the name of Greystone Properties LLC (Greystone).

1.3 In a review of the DPM website, Butler found that Greystone was listed on the website and showed that Wooldridge was doing property management under the names of DPM and Greystone. Wooldridge was listed as a contact person on both company websites, but was licensed with DPM and Greystone was not registered with OREA.

Violation: ORS 696.026(6)(a)(b) and (7)(a) (2011 Edition), which states that a licensed property manager may only conduct professional real estate activity under their licensed name or a registered business name.

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1.4 Also on the DPM website, there were advertisements for properties that were managed by Greystone, not DPM, and there was no written authority from the owners to do so.

Violation: OAR 863-015-0125(2)(e) (2010 Edition), which requires that all advertising by a licensee must be done only with the written permission of the property owner.

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.

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ORDER

IT IS HEREBY ORDERED that Wooldridge’s license be, and hereby is, reprimanded.

IT IS SO STIPULATED:

AMANDA WOOLDRIDGE

Date 8/13/12

IT IS SO ORDERED:

GENE BENTLEY
Real Estate Commissioner

Date 8/20/12

DATE of service: 8/21/12