REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Property Manager’s License of ERIC M.HORTER

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (OREA) and Eric M. Horter (Horter) do hereby agree and stipulate to the following:

FINDINGS OF FACT

Horter was licensed as a Property Manager with E H Property Management, LLC. Horter’s license expired on March 1, 2013 and was not renewed until January 2, 2014. During the time Horter’s license was expired, March 1, 2013 to January 1, 2014, 307 days, Horter continued conducting professional real estate activity as if actively licensed.

CONCLUSION OF LAW

By conducting professional real estate activity over the course of 307 days after Horter’s license expired and before renewing it, Horter violated ORS 696.020(2) and is subject to discipline or civil penalty pursuant to ORS 696.990(4) and (9).

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

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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 pursuant to ORS 696.990(1) to (9) and based upon the
violation set forth above, Horter pay a civil penalty in the sum of $4,600.00, said penalty to be
paid to the General Fund of the State Treasury by paying the same to the OREA. The civil
penalty is computed in accordance with ORS 696.990(4) and (9) in that each 30-day period of
unlicensed activity is considered one violation. In this instance, there were ten 30-day periods
of unlicensed activity.

IT IS SO STIPULATED:

ERIC M. HORTER

Date 6-26-14

IT IS SO ORDERED:

GENE BENTLEY
Real Estate Commissioner

Date 7-9-14

DATE of service: 7-9-2014

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