The Oregon Real Estate Agency (OREA) and Kelly Dee Hyde (Hyde) do hereby agree and stipulate to the following:

**FINDINGS OF FACT**

1.1 Hyde obtained her real estate broker license on December 27, 2011. Her license was associated with Century 21 JC American Dream (Century 21). Sarah Miller (Miller) was the principal broker for Century 21. On October 31, 2014, Miller left Century 21, which left no principal broker for the company.

1.2 When Miller left, Hyde was 57 days short of meeting the 3 years active experience required to be eligible to obtain a principal broker license.

1.3 On November 6, 2014, Commissioner Gene Bentley granted Hyde a limited principal broker license with the following conditions that Hyde:

- Complete the principal broker application by November 7, 2014,
- Complete the Brokerage Administration Supervision and Sales Course,
- Successfully complete the principal broker state and national exams, and
- Become a licensed principal broker no later than December 31, 2014.

1.4 Hyde signed the limited license agreement with the above listed conditions. On November 5, 2014, Hyde applied for her principal broker license, but did not complete the other three items listed in the agreement.

1.5 On January 20, 2015, Madeline Alvarado (Alvarado) in the OREA Licensing Division, sent Hyde an email stating that her license would be inactivated effective January 1, 2015 because she had not complied with the requirements of the limited license.
Hyde’s license became inactive on January 1, 2015. She did not become actively licensed as a principal broker until April 2, 2015. During the time Hyde’s license was inactive, January 1, 2015 to April 2, 2015, 91 days, Hyde continued conducting professional real estate activity as if actively licensed.

CONCLUSION OF LAW

By conducting professional real estate activity over the course of 91 days after Hyde’s license was inactivated, Hyde violated ORS 696.020(2) and is subject to discipline or civil penalty pursuant to ORS 696.990(4).

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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2 of 3 – Stipulated Final Order-Kelly Dee Hyde
ORDER

IT IS HEREBY ORDERED that pursuant to ORS 696.990(4) and based upon the violation set forth above, Hyde pay a civil penalty in the sum of $2,500.00, 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 that each 30-day period of unlicensed activity is considered one violation. In this instance, there were three 30-day periods of unlicensed activity.

IT IS SO STIPULATED:

KELLY DEE HYDE

Date August 13, 2015

IT IS SO ORDERED:

GENE BENTLEY
Real Estate Commissioner

Date 8·12·15

DATE of service: 8/12/2015