

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Unlicensed Professional
Real Estate Activity of
MARCUS ANTHONY VANCE

STIPULATED FINAL ORDER AND ORDER
TO CEASE AND DESIST

The Oregon Real Estate Agency (Agency) and Marcus Anthony Vance (Vance) do hereby agree and stipulate to the following:

FINDINGS OF FACT
AND
CONCLUSIONS OF LAW

1.

In establishing the violations set forth herein, the Agency may rely on one or more of the definitions contained in ORS 696.010.

1.1 On March 5, 2024, Thomas Winike (Winike) submitted a complaint to the Agency. The complaint states Vance allowed employees to refuse Winike’s request for accommodations under the Americans with Disabilities Act. Additionally, the complaint states that per the Agency website, Vance’s real estate broker license was inactive.

1.2 The Agency opened an investigation on March 5, 2024, and assigned the case to Investigator Lindsey Nunes (Nunes)

1.3 In a response to the Agency, Vance stated that the accommodations dispute referenced in the complaint had been settled per a U.S. Department of Housing and Urban Development conciliation agreement signed by Winike and Vance. A copy of the executed conciliation agreement was provided to the Agency.

1.4 Investigator Nunes informed the complainant that issues in the complaint not pertaining to professional real estate activity were outside of the Agency’s jurisdiction.

1 1.5 On October 1, 2023, Vance's real estate broker's license associated with
2 Commonwealth Real Estate Services (Commonwealth) expired.

3 1.6 On October 9, 2023, Vance paid the \$450.00 fee to renew his broker's license.

4 1.7 On October 9 and October 10, 2023, the Agency notified Vance by email his
5 broker's license was not reactivated and in pending status.

6 1.8 The notices instructed Vance not to conduct professional real estate activity until
7 his license was reactivated.

8 1.9 The emails were not returned as undeliverable to the Agency.

9 1.10 Vance's broker's license was not reassociated with Commonwealth and
10 reactivated until March 07, 2024.

11 1.11 Vance stated to investigator Nunes that he oversees property managers for
12 rental communities. This constitutes professional real estate activity per ORS 696.010(17)(h)
13 (2023 Edition).

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15 **(1) Conclusion of Law:** By engaging in professional real estate activity with an inactive
16 license, Vance violated ORS 696.301(3) (2023 Edition) as it incorporates ORS 696.020(2)
17 (2023 Edition). Vance is subject to a civil penalty under ORS 696.990(4)(a)(b) (2023 Edition)

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19 2.

20 According to ORS 696.775, the lapsing, expiration, revocation or suspension of a real
21 estate license, whether by operation of law, order of the Real Estate Commissioner or decision
22 of a court of law, or the inactive status of the license, or voluntary surrender of the license by
23 the real estate licensee does not deprive the commissioner of jurisdiction to: (1) proceed with
24 an investigation of the licensee; (2) conduct disciplinary proceedings relating to the licensee;
25 (3) Take action against a licensee, including assessment of a civil penalty against the licensee
26 for a violation of ORS 696.020(2); or (4) revise or render null and void an order suspending or
27 revoking a license.

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29 3.
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1 The Agency reserves the right to investigate and pursue additional complaints that may
2 be received in the future regarding this licensee.

3 4.

4 STIPULATION AND WAIVER

5 I, Marcus Vance, have read and reviewed this Stipulated Final Order and its Findings of
6 Fact, Statements of Law and Conclusions of Law. I understand that the Findings of Fact,
7 Conclusions of Law and this Stipulation and Waiver of Hearing rights embody the full and
8 complete agreement and stipulation between the Agency and me. I further understand that if I
9 do not agree with this stipulation, I have the right to request a Hearing on this matter and to be
10 represented by legal counsel at such a Hearing. I also understand that any Hearing would be
11 conducted in accordance with the procedures set forth in ORS Chapter 183 and in accordance
12 with the Rules of Practice and Procedure adopted by the Attorney General of the State of
13 Oregon. By signing this Stipulated Final Order, I freely and voluntarily waive my rights to a
14 Hearing, to representation by legal counsel at such a Hearing, and to judicial review of this
15 matter.

16 I hereby agree and stipulate to the above Findings of Fact and Conclusions of Law and
17 understand that the Order which follows hereafter, which I have also read and understand,
18 may be completed and signed by the Real Estate Commissioner or may be rejected by the
19 Real Estate Commissioner. I further understand that, in accordance with the provisions of
20 ORS 696.445(3), notice of this Order shall be published in the Oregon Real Estate News
21 Journal.

22 In addition to all of the above, I agree that once the Commissioner executes this
23 Stipulated Final Order, I will accept service of the Stipulated Final Order by email, and hereby
24 waive the right to challenge the validity of service.
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27 ORDER

28 IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation
29 set forth above, Vance pay a civil penalty in the sum of \$1,500.00 said penalty to be paid to the
30 General Fund of the State Treasury by paying the same to the Agency.

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IT IS SO STIPULATED:

Signed by:
Marcus Vance
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MARCUS VANCE

Date 12/12/2024 | 1:12 PM PST

IT IS SO ORDERED:



Signed by:
Steven Strode
E2C2D0097AD8471...

STEVEN STRODE

Real Estate Commissioner

Date 1/30/2025 | 12:26 PM PST

Date of Service: 01/30/2025