

REAL ESTATE AGENCY
BEFORE THE REAL ESTATE COMMISSIONER

In the Matter of the Property Manager License)
of)
WESLEY JEROME FREEMAN)

STIPULATED FINAL ORDER

The Oregon Real Estate Agency (Agency) and Wesley Jerome Freeman (Freeman) do hereby agree and stipulate to the following:

FINDINGS OF FACT
&
CONCLUSIONS OF LAW

1.

1.1 Freeman was initially licensed as a property manager on September 25, 2006. Currently, Freeman's property manager license is inactive.

1.2 On February 17, 2021, Chris Aufett submitted a complaint to the Agency on behalf of his mother Shirley Burke (Burke) against Freeman.

1.3 On February 1, 2018, Freeman's license expired when he failed to renew in January 2018. On May 15, 2018, Freeman renewed his license but failed to associate his license with a registered business name, and therefore, starting June 16, 2018, Freeman's property manager license became inactive.

1.4 Between February 1, 2018 and October 18, 2018, Freeman did not have an active license. On October 19, 2018, Freeman's license became active again and was associated with the registered business name WJ Freeman LLC Property Management.

1.5 The property management agreement dated August 20, 2017, between Shirley Burke and WJ Freeman LLC was for the following three properties: 2836 Greentree, 1995 W 28th, and 2795 Garfield, Eugene Oregon.

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STIPULATION & WAIVER

I have read and reviewed the above findings of fact and conclusions of law which have been submitted to me by the Agency 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 the Agency 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. 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. I agree once the Commissioner executes this stipulated order, I will accept service of the final order by email, and hereby waive the right to challenge the validity of service.

ORDER

IT IS HEREBY ORDERED that, pursuant to ORS 696.990 and based upon the violation set forth above, Freeman pay a civil penalty in the sum of \$100.00, said penalty to be paid to the General Fund of the State Treasury by paying the same to the Agency.

IT IS SO STIPULATED:

IT IS SO ORDERED:

DocuSigned by:

Wesley Freeman

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WESLEY JEROME FREEMAN

Date 8/25/2021 | 11:33 AM PDT

DocuSigned by:

Steven Strode

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STEVEN STRODE

Real Estate Commissioner

Date 9/1/2021 | 7:53 AM PDT



Date of Service: 09/01/2021