

1 REAL ESTATE AGENCY  
2 BEFORE THE REAL ESTATE COMMISSIONER  
3

4 In the Matter of the Real Estate License of )  
5 )  
6 ERIC W. HALL ) STIPULATED FINAL ORDER  
7 )  
8 )  
9

10 The Oregon Real Estate Agency (Agency) and Eric W. Hall (Hall) do hereby agree and  
11 stipulate to the following:

12 FINDINGS OF FACT  
13 &  
14 CONCLUSIONS OF LAW

15 1.

16 1.1 At all times mentioned herein, Hall was licensed as a principal broker with Rick  
17 Hall Realty, Inc.

18 1.2 On May 10, 2019, the Agency initiated a mandatory mail-in reconciliation review  
19 for clients' trust account- security deposit ending in #6527 (CTA-SD #6527) for the month of  
20 November 2018. On November 1, 2019, an investigation was opened.

21 1.3 Hall has two client trust accounts, one for owner funds and one for security  
22 deposits. During an interview on November 19, 2020, Hall admitted he had not attempted a  
23 three-way reconciliation of either of his trust accounts since the May 2019 review. From the  
24 information Hall provided, he was only doing a two-way reconciliation. Hall said he "balances  
25 the bank account," but he has not used the third required component of the tenant or owner  
26 ledgers in the process.

27 1.4 Hall was asked to submit a proper three-way reconciliation with adequate  
28 supporting documentation to demonstrate compliance. On January 14, 2021, Hall submitted  
29 an October 2020 bank statement and what appeared to be tenant ledger for CTA-SD #6527.  
30 There was no reconciliation form or check register included. The bank statement reported a

1 balance of \$89,902.10 and the ledger document reported a balance of \$74,429.00. In regard  
2 to the incomplete October 2020 CTA-SD #6527 submission, Hall said he does not use a  
3 reconciliation form.

4 **(1) Violation:** By failing to perform monthly three-way reconciliations for CTA-SD #6527,  
5 Hall violated ORS 696.301(3) as it incorporates OAR 863-025-0028(3) (1-1-2018 Edition)  
6 which requires a property manager to reconcile each security deposits account, with the three  
7 required components, within 30 calendar days of the bank statement date pursuant to the  
8 requirements contained in this section.

9 1.5 Hall was asked when the last time a three- way reconciliation had been  
10 completed for the owner funds clients' trust account ending in #0163 (CTA #0163), Hall  
11 replied, "years." Hall admitted he had not reconciled three-ways regularly since the last OREA  
12 audit in 2007 when they worked closely with an Agency investigator. Hall stated his wife only  
13 conducts two-way reconciliations between the checkbook and bank balance.

14 **(2) Violation:** By failing to perform monthly three-way reconciliations for CTA #0163, Hall  
15 violated ORS 696.301(3) as it incorporates OAR 863-025-0028(2) (1-1-2021) which requires a  
16 property manager to reconcile each clients' trust account with the three required components  
17 within 30 calendar days of the date of the bank statement pursuant to the requirements  
18 contained in this section.

19 1.6 Licensed broker Sheryl Savage (Savage) works for Hall at Rick Hall Realty, Inc.  
20 Savage conducts the majority of the company's property management activity. When asked  
21 about written policies or delegation of authority within the business, Hall acknowledged the  
22 need for one, but had nothing on file. He promised to develop these policies and have them  
23 ready to submit by December 4, 2020.

24 1.7 Hall submitted a document titled Independent Contractor Agreement. Instead of  
25 written policies or delegation of authority, the agreement focused on the legal relationship of  
26 the licensees within the company and included rental and sales commission rates.

27 **(3) Violation:** By failing to have written policies or delegation of authority for licensee  
28 Sheryl Savage, Hall violated ORS 696.301(3) as it incorporates OAR 863-025-0015(1),(2) and  
29 (3)(b) (1-1-2020 and 1-1-2021 Editions) which states: (1) Each property manager must  
30 develop, maintain and follow written policies for persons and activities under this rule. (2) Each

1 policy must state the effective date of the policy. (3) Policies must specify the duties,  
2 responsibilities, supervision and authority, including any authority to handle funds in a clients'  
3 trust account or security deposits account, for the following persons: (b) An active real estate  
4 licensee engaged in the management of rental real estate under the supervision and control of  
5 a principal broker, including any authority to sign property management agreements under  
6 OAR 863-025-0020(6) and tenant rental and lease agreements under 863-025-0045(2).

7  
8 2.

9 2.1 The foregoing violations are grounds for discipline pursuant to ORS 696.301.  
10 Based on these violations a reprimand is appropriate for violations of ORS 696.301(3).

11 2.2 The Agency reserves the right to investigate and pursue additional complaints  
12 that may be received in the future regarding this licensee.

13 2.3 In establishing the violations alleged above, the Agency may rely on one or more  
14 of the definitions contained in ORS 696.010.

15 2.4 According to ORS 696.775, the lapsing, expiration, revocation or suspension of a  
16 real estate license, whether by operation of law, order of the Real Estate Commissioner or  
17 decision of a court of law, or the inactive status of the license, or voluntary surrender of the  
18 license by the real estate licensee does not deprive the commissioner of jurisdiction to: (1)  
19 proceed with an investigation of the licensee; (2) conduct disciplinary proceedings relating to  
20 the licensee; (3) Take action against a licensee, including assessment of a civil penalty against  
21 the licensee for a violation of ORS 696.020(2); or (4) revise or render null and void an order  
22 suspending or revoking a license.

23  
24 STIPULATION & WAIVER

25 I have read and reviewed the above findings of fact and conclusions of law which have  
26 been submitted to me by the Agency and further, the order which follows hereafter. I  
27 understand that the findings of fact, conclusions of law and this stipulation and waiver embody  
28 the full and complete agreement and stipulation between the Agency and me. I further  
29 understand that if I do not agree with this stipulation I have the right to request a hearing on  
30 this matter and to be represented by legal counsel at such a hearing. Hearings are conducted

1 in accordance with the procedures set forth in ORS Chapter 183 and in accordance with the  
2 Rules of Practice and Procedure adopted by the Attorney General of the State of Oregon. I  
3 freely and voluntarily waive my rights to a hearing, to representation by legal counsel at such a  
4 hearing, and to judicial review of this matter.

5 I hereby agree and stipulate to the above findings of fact and conclusions of law and  
6 understand that the order which follows hereafter may be completed and signed by the Real  
7 Estate Commissioner or may be rejected by the Real Estate Commissioner. I understand that,  
8 in accordance with the provisions of ORS 696.445(3), notice of this order shall be published in  
9 the Oregon Real Estate News Journal.

10 I agree once the Commissioner executes this stipulated order, I will accept service of  
11 the final order by email, and hereby waive the right to challenge the validity of service.

12 ORDER

13 IT IS HEREBY ORDERED that Eric W. Hall's principal broker license be, and hereby is  
14 reprimanded.

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17 IT IS SO STIPULATED:

IT IS SO ORDERED:



18  
19 DocuSigned by:  
20 Eric W. Hall  
21 AA64E4E029AE4C9...  
ERIC W. HALL

DocuSigned by:  
Steven Strode  
D141D267DDE14A0...  
STEVEN STRODE

22  
23 Date 7/7/2021 | 3:07 PM PDT

Real Estate Commissioner  
Date 7/8/2021 | 9:55 AM PDT

Date of Service: 07/08/2021