



OFFICE OF THE ATTORNEY GENERAL
STATE OF OKLAHOMA

ATTORNEY GENERAL OPINION
2024-19A

Grant Cody, Executive Director
Oklahoma Real Estate Commission
1915 N. Stiles Ave., #200
Oklahoma City, OK 73105

April 2, 2024

Re: Ruiz, Case No. C-2023-068

Dear Director Cody:

This office has received your request for a written Attorney General Opinion regarding action that the Oklahoma Real Estate Commission (“OREC”) intends to take with respect to the Ruiz.

The Oklahoma Real Estate License Code (“Code”) authorizes the Commission to impose sanctions, including revocation, on a licensee who makes “substantial misrepresentations¹ . . . in the conduct of business . . . intended to influence, persuade, or induce others”; displays “conduct which constitutes untrustworthy, improper, fraudulent, or dishonest dealings”; or “disregard[s] or violat[es] any provision of the [Code] or rules promulgated by the Commission.” 59 O.S.2021, §§ 858-208(6) and 858-312(2, 8–9).

According to an OREC complaint, in March 2023, Respondent admitted to using bank letterhead, without authorization, to submit a pre-approval letter and contract to a listing realtor, with the intent of increasing her client’s chances of the offer being accepted. Finding clear and convincing evidence following a hearing before a hearing examiner and a review of the record, the OREC proposes to revoke Respondent’s license, with the option to reapply in three years from the effective date of Respondent’s revocation. The OREC may reasonably believe that the proposed action is necessary to deter future violations and to protect the public.

It is, therefore, the official opinion of the Attorney General that the OREC has adequate support for the conclusion that this action advances the State’s policy to uphold standards of professionalism among real estate licensees.



ROB JOHNSON
GENERAL COUNSEL

¹Substantial misrepresentation includes a licensee’s use of a “fictitious or false instrument for the purpose of inducing any lender” to loan money. OAC 605:10-17-5.