

FILED

APR 19 2022

DEPT. OF REAL ESTATE

By 

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Investigation of)	DRE No. H-05290 SD
12)	
13	NORMA SIMPAO LIM,)	
14	Respondent.)	<u>STIPULATION AND AGREEMENT</u> <u>IN SETTLEMENT AND ORDER</u>
15)	(Bus. & Prof. Code § 10100.4)
16)	

17 Respondent NORMA SIMPAO LIM (“Respondent”) is currently licensed and/or has
18 license rights under the Real Estate Law, Part 1, of Division 4, of the California Business and
19 Professions Code as a real estate broker (License ID 00979362). Respondent currently holds a
20 Mortgage Loan Originator (“MLO”) license endorsement with the Department of Real Estate
21 (“Department”) with the assigned National Mortgage Licensing System and Registry (“NMLS”)
22 No. 245562.

23 FACTUAL BASIS

24 The State Regulatory Registry LLC (“SRR”), owns and operates the NMLS. SRR
25 administers pre-licensure (“PE”) and continuing education (“CE”) and Uniform State Test
26 protocols. Title V of Public Law 110-289, the Secure and Fair Enforcement for Mortgage
27 Licensing Act of 2008 (the “SAFE Act”), requires that MLOs complete PE prior to initial

1 licensure and annual CE thereafter. In order to meet PE requirements contemplated under the
2 SAFE Act, MLOs must complete 20 hours of NMLS-approved education. In order to meet CE
3 requirements contemplated under the SAFE Act, MLOs must complete eight hours of NMLS
4 approved education.

5 The Mortgage Testing and Education Board (“MTEB”), which was created by SRR, has
6 approved “Administrative Action Procedures for S.A.F.E. Testing and Education Requirements”
7 (“AAP”), which extends administrative authority to the MTEB to investigate alleged violations
8 of the NMLS student Rules of Conduct (“ROC”).

9 The AAP also extends administrative authority to the MTEB and SRR to investigate
10 alleged violations of the NMLS Standards of Conduct (“SOC”), which apply to all NMLS-
11 Approved course providers.

12 In late 2020, MTEB obtained information concerning suspicious activity and that
13 information identified a possible MLO education cheating scheme coordinated by and
14 implemented through Danny Yen, d/b/a Real Estate Educational Services, an NMLS-Approved
15 course provider that is assigned an NMLS-Approved course provider identifier number of
16 1405046 (“REES”). Based on that information, and pursuant to the AAP, the Investigative
17 Review Committee (“IRC”) approved opening and pursuing an investigation into this matter.
18 SRR’s IRC issued a memorandum report on its investigation into the REES coordinated MLO
19 education fraud scheme. The IRC found that REES fraudulently provided course credit to MLOs
20 who had never attended and completed REES’s eight-hour in-person CE course in Westminster,
21 California (the “In-person Education Scheme”). The IRC also found that REES helped MLOs
22 cheat on online PE and/or CE courses by taking those courses on behalf of those MLOs. In each
23 of the schemes orchestrated by REES, the MLOs accepted credit for SAFE-Act-required
24 education courses that they had either not taken or completed on their own behalf in violation of
25 the ROC, and state and federal law (collectively, the “MLO Education Schemes”).

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1 Based on the initial findings of the IRC, this matter was referred from the IRC for further
2 investigation and possible enforcement action, and to which the CSBS Non-Depository
3 Supervisory Committee authorized the creation of a regulator taskforce to coordinate the multi-
4 state investigation and enforcement activity in this matter (“REES Regulatory Taskforce”).
5 Specifically, the REES Regulatory Taskforce, which includes the California Department of Real
6 Estate, adopted the work of the IRC investigation and engaged in additional investigatory work
7 that included a demand from Respondent for a statement in writing under oath as to all the facts
8 and circumstances concerning the MLO Education Schemes coordinated by and implemented
9 through REES.

10 Respondent has been informed by the Department that Respondent is subject to an
11 investigation and possible enforcement action. As a result of the investigation as it pertains to
12 Respondent, the following relevant facts and determinations were made, including but not
13 limited to:

- 14 1. That Respondent was a knowing and active participant in the MLO Education
15 Schemes coordinated by and implemented through REES;
- 16 2. That Respondent in fact had CE requirements completed by REES on Respondent’s
17 behalf in violation of federal and state law. Specifically, that Respondent had 1 CE
18 completed by REES on Respondent’s behalf under the In-person Education Scheme;
- 19 3. That by participating in the MLO Education Scheme coordinated by and implemented
20 through REES, Respondent had in fact violated the ROC; and
- 21 4. That by participating in the MLO Education Scheme coordinated by and implemented
22 through REES, Respondent violated state and federal laws concerning competing
23 certain CE requirements as a mandatory qualification for licensure.

24 **ACKNOWLEDGEMENTS AND VOLUNTARY WAIVER OF RIGHTS**

25 It is hereby stipulated by and between Respondent and the Department of Real Estate,
26 acting by and through Judith B. Vasan, Counsel for the Department of Real Estate, as follows:

- 27 1. All issues relating to the Department’s investigation, and all evidence which may

1 be presented by the Department and Respondent at a formal disciplinary hearing held in
2 accordance with the provisions of the Administrative Procedure Act (“APA”) resulting from the
3 Department’s investigation shall instead and in place thereof be submitted solely on the basis of
4 the provisions of this Stipulation and Agreement (“Stipulation”).

5 2. Respondent hereby waives her right to a formal hearing under the provisions of
6 the APA regarding the factual basis set forth above, and the Determination of Issues set forth
7 below.

8 3. Respondent acknowledges that she understands that by waiving her right to notice
9 of the charges brought against her by the Department, and her right to file a Notice of Defense
10 requesting a formal hearing under the APA, Respondent will thereby waive her right to require
11 the Real Estate Commissioner (“Commissioner”) to prove the allegations which would be
12 alleged in a formal Accusation at a contested hearing held in accordance with the provisions of
13 the APA and that Respondent will waive other rights afforded to Respondent in connection with
14 a hearing, such as the right to present evidence in defense of the allegations in the Accusation
15 and the right to cross-examine witnesses.

16 4. It is understood that if the Commissioner adopts this Stipulation as his decision in
17 this matter thereby imposing the penalty and sanctions on Respondent’s real estate licenses,
18 MLO license endorsement, and license rights as set forth in the “Order” below, the
19 Commissioner will not file an Accusation based on the grounds herein.

20 5. The “Order” or any subsequent Order of the Commissioner made pursuant to this
21 Stipulation shall not constitute an estoppel, merger, or bar to any further administrative or civil
22 proceedings by the Department with respect to any matters which were not specifically alleged
23 as grounds for discipline in this matter.

24 DETERMINATION OF ISSUES

25 By reason of the foregoing stipulations, admissions and waivers and solely for the
26 purpose of settlement of the Department’s investigation without a hearing, it is stipulated and
27 agreed that the following Determination of Issues shall be made:

1 The conduct, acts or omissions of Respondent NORMA SIMPAO LIM, as set forth
2 above, are a basis for discipline of Respondent's license, MLO license endorsement, and license
3 rights pursuant to the Real Estate Law, Part 1 of Division 4 of the California Business and
4 Professions Code ("Code") sections 10166.05(c), 10166.051(a), 10166.051(b), 10177(d),
5 10177(g) and/or 10177(j).

6 ORDER

7 WHEREFORE, THE FOLLOWING ORDER is hereby made:

8 I. SUSPENSION OF MLO LICENSE ENDORSEMENT

9 All MLO license endorsements and endorsement rights of Respondent under the Real
10 Estate Law are suspended for a period of ninety (90) days from the Effective Date of this
11 Decision and Order.

12 II. MORTGAGE LOAN ORIGINATION EDUCATION

13 1. Respondent shall, within ninety (90) days from the Effective Date of this Decision and
14 Order, take and complete the following mortgage loan originator education requirements:

- 15 a) Twenty (20) hours of NMLS approved PE, which shall consist of fourteen (14)
16 hours of federal law curriculum, three (3) hours of ethics curriculum, and three (3)
17 hours of non-traditional mortgage lending curriculum. None of these twenty (20)
18 hours of PE may be state-specific curriculum;
- 19 b) Eight (8) hours of CE, which shall consist of four (4) hours of federal law
20 curriculum, two (2) hours of ethics curriculum, and two (2) hours of non-
21 traditional mortgage lending curriculum. None of these eight (8) hours of CE may
22 be state-specific curriculum.

23 2. Respondent may not take any of the PE or CE provided for in Paragraph 1 of this
24 Section in an online self-study format ("OSS").

25 3. For a period of three (3) years from the Effective Date of this Order, Respondent shall
26 be required to complete any additional required PE and/or CE in a format other than OSS.

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III. ADMINISTRATIVE PENALTY

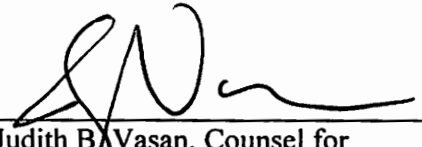
All licenses and licensing rights of Respondent are indefinitely suspended unless or until Respondent pays an administrative penalty of \$1,500.00. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. The payment must be delivered to the Department of Real Estate, Flag Section, at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the Effective Date of this Decision and Order.

IV. STAYED SUSPENSION OF REAL ESTATE LICENSE

All licenses and licensing rights of Respondent under the Real Estate Law, with the exception of the MLO license endorsement (NMLS ID 245562) referenced in Section I above, are suspended for a period of ninety (90) days from the Effective Date of this Decision; provided, however, that all ninety (90) days of said suspension shall be stayed for one (1) year upon the following terms and conditions:

- 1. Respondent shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California; and
- 2. That no final subsequent determination be made, after hearing or upon stipulation, that cause for disciplinary action occurred within one (1) year from the Effective Date of this Decision and Order. Should such a determination be made, the Commissioner may, in his discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

DATED: 4-5-2022


Judith B. Vasan, Counsel for
Department of Real Estate

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EXECUTION OF THE STIPULATION

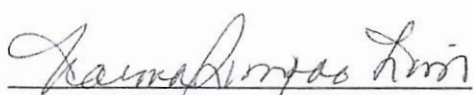
I have read the Stipulation and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations which would be alleged in a formal Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

Respondent shall mail the original signed signature page of the stipulation herein to Judith B. Vasan, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by emailing a scanned copy of the signature page, as actually signed by Respondent, to the Department counsel assigned to this case. Respondent agrees, acknowledges, and understands that by electronically sending the Department a scan of Respondent’s actual signature as it appears on the Stipulation and Agreement that receipt of the scan by the Department shall be binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

Respondent’s signature below constitutes acceptance and approval of the terms and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by signing this Stipulation, Respondent is bound by its terms as of the date of such signatures and that this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner.

DATED: April 5, 2022


NORMA SIMPAO LIM
Respondent

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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent NORMA SIMPAO LIM and shall become effective at 12 o'clock noon on MAY 20 2022.

IT IS SO ORDERED 4.14.22.

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Douglas R. McCauley