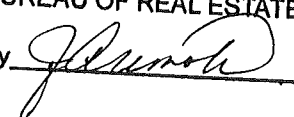


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FILED

JAN 22 2014

BUREAU OF REAL ESTATE
By 

9 BEFORE THE BUREAU OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)
13)
14 DINA ASNAASHARI,)
15 Respondent.)

No. H- 11639 SF
ACCUSATION

16 The Complainant, ROBIN S. TANNER, acting in her official capacity as a Deputy
17 Real Estate Commissioner of the State of California, for cause of Accusation against DINA
18 ASNAASHARI (herein "Respondent"), is informed and alleges as follows:

19 1

20 Respondent is presently licensed and/or has license rights under the Real Estate
21 Law, Part 1 of Division 4, of the Business and Professions Code (herein "Code") as a real estate
22 salesperson. At all times herein mentioned, Respondent was not licensed as a real estate broker.
23 Any and all allegations contained herein were transacted by Respondent without the knowledge,
24 supervision, and/or consent of an employing real estate broker and/or an employing corporate
25 real estate broker.

26 //

2

At all times herein mentioned, Respondent engaged in the business of, acted in the capacity of, advertised, or assumed to act for another or others for compensation or in expectation of compensation as a real estate broker within the State of California within the meaning of Section 10131(b) of the Code, including the operation and conduct of a property management business with the public wherein Respondent leased or rented, or offered to lease or rent, or placed for rent, or solicited for prospective tenants, or negotiated the sale, purchase or exchange of leases on real property, or on a business opportunity, or collected rents from real property, or improvements thereon, or from business opportunities.

3

In so acting as a real estate broker, as described in Paragraph 2, above, Respondent accepted or received funds in trusts (herein "trust funds") from or on behalf of owners, tenants, and/or others in connection with the leasing, renting, and collection of rents on real property or improvements thereon.

4

On or about August 10, 2012, Respondent entered into a Property Management agreement with property owner Nabil S. for property located at 1699 Laguna Street, Concord, California (herein "Laguna Property").

5

On or about October 26, 2012, Respondent entered into a rental agreement with and received trust funds related to the Laguna Property from Christina S. and Ned J. (herein "Tenants"). The aforesaid trust funds accepted or received by Respondent were deposited or caused to be deposited by Respondent into one or more bank accounts maintained by Respondent including but not necessarily limited to "Citibank/Dina Asnaashari", account number xxxx2924 (herein "Bank Account").

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On or about October 27, 2012, Respondent and Tenants cancelled said rental agreement, as described in Paragraph 5, above. The trust funds received by Respondent were returned to Tenants on November 2, 2012.

The facts alleged above are grounds for the suspension or revocation of the license or license rights of Respondent under the following provisions of the Code and/or the Regulations of the Real Estate Commissioner (herein "Regulations"):

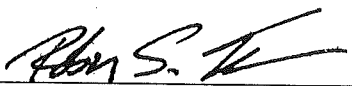
- (a) as to Paragraphs 2 through 5, under Section 10130 (acting as a real estate broker without a license) of the Code in conjunction with Section 10177(d) of the Code;
- (b) as to Paragraph 5, under Section 10145(a)(1) (failure to place trust funds into a properly maintained trust fund account) of the Code in conjunction with Section 10177(d) of the Code;
- (c) as to Paragraph 5, under Section 10176(e) (commingling of trust funds) of the Code in conjunction with Section 2835 of the Regulations; and,
- (d) as to Paragraph 6, under Section 10177(j) (fraud or dishonest dealing) of the Code in conjunction with Section 2831 (timely return of trust funds) of the Regulations.

Investigation and Enforcement Costs

Section 10106 of the Code provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the Administrative Law Judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof a decision be rendered imposing disciplinary

1 action against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of
2 Division 4 of the Business and Professions Code) and for such other and further relief as may be
3 proper under other applicable provisions of law.

4
5 
6 _____
7 ROBIN S. TANNER
8 Deputy Real Estate Commissioner

9 Dated at Oakland, California
10 this 10th day of January, 2014.