

1 ADRIANA Z. BADILAS, Counsel (SBN 283331)
2 Bureau of Real Estate
3 P. O. Box 137007
4 Sacramento, CA 95813-7007

FILED

APR 05 2018

BUREAU OF REAL ESTATE
By B. Nicholas

4 Telephone: (916) 263-8672 (main)
5 (916) 263-8682 (direct)

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of:)
12 JAMES THOMAS HARO,)
13 Respondent.)

No. H-12213 SF
ACCUSATION

15 The Complainant, ROBIN S. TANNER, acting in her official capacity as a
16 Supervising Special Investigator of the State of California, for cause of Accusation against
17 JAMES THOMAS HARO ("Respondent"), is informed and alleges as follows:

18 1

19 Respondent is presently licensed and/or has license rights under the Real Estate
20 Law, Part 1 of Division 4 of the Business and Professions Code ("Code") as a real estate broker,
21 License No. 00785343.

22 2

23 At all times herein mentioned, Respondent was and is licensed by the Bureau as
24 a mortgage loan originator, MLO/NMLS Id. No. 314360.

25 ///
26 ///
27 ///

1 CRIMINAL CONVICTION

2 3

3 On or about December 5, 2017, in the Superior Court of California, County of
4 Contra Costa, Case No. 5-150456-2, Respondent was convicted of violating California Penal
5 Code Section 487(a) (grand theft), a misdemeanor and a crime that bears a substantial
6 relationship to the qualifications, functions, or duties of a real estate licensee pursuant to Section
7 2910, Title 10, California Code of Regulations.

8 FAILURE TO NOTIFY BUREAU OF CRIMINAL CONVICTION

9 4

10 On January 23, 2018, a diligent search was made of the records of the Bureau of
11 Real Estate ("Bureau") relating to Respondent's real estate broker license No. 00785343. No
12 records or written notice was received from Respondent notifying the Bureau, in writing, of any
13 arrest, conviction, indictment, or license disciplinary action.

14 GROUND FOR DISCIPLINE

15 5

16 The facts alleged in Paragraph 3, above, constitute cause under Sections 490
17 (conviction of substantially related crime) and 10177(b) (conviction of crime that is substantially
18 related to the qualification, functions, or duties of a real estate licensee) of the Code for the
19 suspension or revocation of all licenses and license rights of Respondent under the Real Estate
20 Law.

21 6

22 Respondent's failure to report the conviction to the Bureau, as described in
23 Paragraphs 3 and 4, above, violates Section 10186.2 (a) (conviction reporting requirements) of
24 the Code, and constitutes cause under Section 10177(d) (willful disregard or violation of Real
25 Estate Law) of the Code for the suspension or revocation of all licenses and license rights of
26 Respondent under the Real Estate Law.

27 ///

1 COST RECOVERY

2 7

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

7 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
8 of this Accusation and that upon proof thereof, a decision be rendered revoking all licenses and
9 license rights of Respondent under the Real Estate Law, for the cost of investigation and
10 enforcement as permitted by law, and for such other and further relief as may be proper under
11 other provisions of law.

12
13 

14 ROBIN S. TANNER
15 Supervising Special Investigator

16 Dated at Sacramento, California, on
17 this 3rd day of April, 2018.

18 DISCOVERY DEMAND

19
20 Pursuant to sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
21 Bureau hereby makes demand for discovery pursuant to the guidelines set forth in the
22 *Administrative Procedure Act*. Failure to provide Discovery to the Bureau may result in the
23 exclusion of witnesses and documents at the hearing or other sanctions that the Office of
24 Administrative Hearings deems appropriate.