

1 Department of Real Estate  
2 320 W. 4<sup>th</sup> St., Room 350  
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982

**FILED**  
APR 23 2009  
DEPARTMENT OF REAL ESTATE  
*[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

|    |                                      |                                  |
|----|--------------------------------------|----------------------------------|
| 11 | In the Matter of the Accusation of ) | No. H-35284 LA                   |
|    | )                                    | L-2008 100 911                   |
| 12 | GOLDEN STATE FINANCIAL SERVICES, )   |                                  |
|    | INC.; RANDELL K. BENNETT, )          | <u>STIPULATION AND AGREEMENT</u> |
| 13 | individually and as designated )     |                                  |
|    | officer of the corporation; )        |                                  |
| 14 | and <u>JENNY C. BLAE,</u> )          |                                  |
|    | )                                    |                                  |
| 15 | )                                    |                                  |
|    | )                                    |                                  |
| 16 | )                                    |                                  |
|    | )                                    |                                  |
| 17 | Respondents. )                       |                                  |

18 It is hereby stipulated by and between JENNY C. BLAE  
19 (sometimes referred to as Respondent), and her attorney Frank M.  
20 Buda, and the Complainant, acting by and through James R. Peel,  
21 Counsel for the Department of Real Estate, as follows for the  
22 purpose of settling and disposing of the Accusation filed on  
23 September 5, 2008, in this matter.  
24  
25  
26  
27

1           1. All issues which were to be contested and all  
2 evidence which was to be presented by Complainant and Respondent  
3 at a formal hearing on the Accusation, which hearing  
4 was to be held in accordance with the provisions of the  
5 Administrative Procedure Act ("APA"), shall instead and in place  
6 thereof be submitted solely on the basis of the provisions of  
7 this Stipulation and Agreement ("Stipulation").

8           2. Respondent has received, read and understands the  
9 Statement to Respondent, the Discovery Provisions of the  
10 Administrative Procedure Act ("APA") and the Accusation filed by  
11 the Department of Real Estate in this proceeding.

12           3. On September 18, 2008, Respondent filed a Notice  
13 of Defense pursuant to Section 11506 of the Government Code for  
14 the purpose of requesting a hearing on the allegations in the  
15 Accusation. Respondent hereby freely and voluntarily withdraws  
16 said Notice of Defense. Respondent acknowledges that she  
17 understands that by withdrawing said Notice of Defense she will  
18 thereby waive her right to require the Commissioner to prove the  
19 allegations in the Accusation at a contested hearing held in  
20 accordance with the provisions of the APA and that she will  
21 waive other rights afforded to her in connection with the  
22 hearing, such as the right to present evidence in defense of the  
23 allegations in the Accusation and the right to cross-examine  
24 witnesses.  
25  
26  
27

1           4. This Stipulation is based on the factual  
2 allegations contained in the Accusation filed in this  
3 proceeding. In the interest of expedience and economy,  
4 Respondent chooses not to contest these factual allegations, but  
5 to remain silent and understands that, as a result thereof,  
6 these factual statements, will serve as a prima facie basis for  
7 the disciplinary action stipulated to herein. The Real Estate  
8 Commissioner shall not be required to provide further evidence  
9 to prove such allegations.

10           5. This Stipulation and Respondent's decision not to  
11 contest the Accusation is made for the purpose of reaching an  
12 agreed disposition of this proceeding and is expressly limited  
13 to this proceeding and any other proceeding or case in which the  
14 Department of Real Estate ("Department"), the state or federal  
15 government, or an agency of this state, another state or the  
16 federal government is involved.

17           6. It is understood by the parties that the Real  
18 Estate Commissioner may adopt the Stipulation as his decision  
19 in this matter thereby imposing the penalty and sanctions on  
20 Respondent's real estate licenses and license rights as set  
21 forth in the below "Order". In the event that the Commissioner  
22 in his discretion does not adopt the Stipulation, the  
23 Stipulation shall be void and of no effect, and Respondent  
24 shall retain the right to a hearing on the Accusation under all  
25 the provisions of the APA and shall not be bound by any  
26 stipulation or waiver made herein.  
27

1 7. The Order or any subsequent Order of the Real  
2 Estate Commissioner made pursuant to this Stipulation shall not  
3 constitute an estoppel, merger or bar to any further  
4 administrative or civil proceedings by the Department of Real  
5 Estate with respect to any conduct which was not specifically  
6 alleged to be causes for accusation in this proceeding.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing stipulations and waivers  
9 and solely for the purpose of settlement of the pending  
10 Accusation without a hearing, it is stipulated and agreed that  
11 the following determination of issues shall be made:

12 I

13 The conduct, acts and/or omissions of Respondent JENNY  
14 C. BLAE, as set forth in the Accusation, constitute cause for  
15 the suspension or revocation of all of the real estate licenses  
16 and license rights of Respondent under the provisions of Section  
17 10177(g) of the Business and Professions Code ("Code").

18 ORDER

19 The license and licensing rights of Respondent JENNY  
20 C. BLAE under the Real Estate Law are suspended for a period of  
21 sixty (60) days from the effective date of this Decision;  
22 provided, however, that thirty (30) days of said suspension  
23 shall be stayed for one (1) year upon the following terms and  
24 conditions:  
25  
26  
27

1           1. Respondent shall obey all laws, rules and  
2 regulations governing the rights, duties and responsibilities of  
3 a real estate licensee in the State of California; and

4           2. That no final subsequent determination be made,  
5 after hearing or upon stipulation that cause for disciplinary  
6 action occurred within one (1) year of the effective date of  
7 this Decision. Should such a determination be made, the  
8 Commissioner may, in his discretion, vacate and set aside the  
9 stay order and reimpose all or a portion of the stayed  
10 suspension. Should no such determination be made, the stay  
11 imposed herein shall become permanent.

12           3. Provided, however, that if Respondent petitions,  
13 the remaining thirty (30) days of said sixty (60) day suspension  
14 shall be stayed upon condition that:

15           a. Respondent pays a monetary penalty pursuant to  
16 Section 10175.2 of the Business and Professions Code at the rate  
17 of \$60 for each day of the suspension for a total monetary  
18 penalty of \$1,800.

19           b. Said payment shall be in the form of a  
20 cashier's check or certified check made payable to the Recovery  
21 Account of the Real Estate Fund. Said check must be received by  
22 the Department prior to the effective date of the Decision in  
23 this matter.  
24  
25  
26  
27

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

c. No further cause for disciplinary action

against the real estate licenses of Respondent occurs within one (1) year from the effective date of the Decision in this matter.

d. If Respondent fails to pay the monetary

penalty in accordance with the terms and conditions of the Decision, the Commissioner may, without a hearing, order the immediate execution of all or any part of the stayed suspension in which event the Respondent shall not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the Department under the terms of this Decision.

e. If Respondent pays the monetary penalty and if

no further cause for disciplinary action against the real estate license of Respondent occurs within one (1) year from the effective date of the Decision, the stay hereby granted shall become permanent.

DATED: March 17, 2009

James R. Peel  
JAMES R. PEEL, Counsel for the  
Department of Real Estate

\* \* \*

1  
2 I have read the Stipulation and Agreement, have  
3 discussed it with my counsel, and its terms are understood by me  
4 and are agreeable and acceptable to me. I understand that I am  
5 waiving rights given to us by the California Administrative  
6 Procedure Act (including but not limited to Sections 11506,  
7 11508, 11509 and 11513 of the Government Code), and I willingly,  
8 intelligently and voluntarily waive those rights, including the  
9 right of requiring the Commissioner to prove the allegations in  
10 the Accusation at a hearing at which I would have the right to  
11 cross-examine witnesses against me and to present evidence in  
12 defense and mitigation of the charges.

13 Respondent can signify acceptance and approval of the  
14 terms and conditions of this Stipulation and Agreement by faxing  
15 a copy of the signature page, as actually signed by Respondent,  
16 to the Department at the following telephone/fax number:  
17 (213) 576-6917. Respondent agrees, acknowledges and understands  
18 that by electronically sending to the Department a fax copy of  
19 his or her actual signature as it appears on the Stipulation and  
20 Agreement, that receipt of the faxed copy by the Department  
21 shall be as binding on Respondent as if the Department had  
22 received the original signed Stipulation and Agreement.

23 ///

24 ///

25 ///

26 ///

27

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

Further, if the Respondent is represented, the Respondent's counsel can signify his or her agreement to the terms and conditions of the Stipulation and Agreement by submitting that signature via fax.

DATED: 3/12/09 Jenny C. Blae  
JENNY C. BLAE  
Respondent

DATED: 3-12-09 Frank M. Buda  
FRANK M. BUDA  
Counsel for Respondent

\* \* \*

The foregoing Stipulation and Agreement is hereby adopted as my Decision and Order in this matter, and shall become effective at 12 o'clock noon on May 13, 2009.

IT IS SO ORDERED 3-31-09.

JEFF DAVI  
Real Estate Commissioner  
[Signature]



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

Further, if the Respondent is represented, the Respondent's counsel can signify his or her agreement to the terms and conditions of the Stipulation and Agreement by submitting that signature via fax.

DATED: \_\_\_\_\_  
JENNY C. BLAE  
Respondent

DATED: \_\_\_\_\_  
FRANK M. BUDA  
Counsel for Respondent

\* \* \*

The foregoing Stipulation and Agreement is hereby adopted as my Decision and Order in this matter, and shall become effective at 12 o'clock noon on \_\_\_\_\_.

IT IS SO ORDERED \_\_\_\_\_.

JEFF DAVI  
Real Estate Commissioner

\_\_\_\_\_

1 Department of Real Estate  
2 320 W. 4<sup>th</sup> St., Room 350  
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982.

**FILED**  
APR 23 2009

DEPARTMENT OF REAL ESTATE

*[Handwritten Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of ) No. H-35284 LA  
12 ) L-2008 100 911

12 GOLDEN STATE FINANCIAL SERVICES, )  
13 INC.; RANDELL K. BENNETT, )  
13 individually and as designated )  
14 officer of the corporation; )  
14 and JENNY C. BLAE, )

STIPULATION AND AGREEMENT

15 )  
16 )  
16 Respondents. )  
17 )

18 It is hereby stipulated by and between RANDELL K.  
19 BENNETT (sometimes referred to as Respondent), and his attorney  
20 Mary Work, and the Complainant, acting by and through James R.  
21 Peel, Counsel for the Department of Real Estate, as follows for  
22 the purpose of settling and disposing of the Accusation filed on  
23 September 5, 2008, in this matter.  
24

1 1. All issues which were to be contested and all  
2 evidence which was to be presented by Complainant and Respondent  
3 at a formal hearing on the Accusation, which hearing  
4 was to be held in accordance with the provisions of the  
5 Administrative Procedure Act ("APA"), shall instead and in place  
6 thereof be submitted solely on the basis of the provisions of  
7 this Stipulation and Agreement ("Stipulation").

8 2. Respondent has received, read and understands the  
9 Statement to Respondent, the Discovery Provisions of the  
10 Administrative Procedure Act ("APA") and the Accusation filed by  
11 the Department of Real Estate in this proceeding.

12 3. On September 8, 2008, Respondent filed a Notice of  
13 Defense pursuant to Section 11506 of the Government Code for the  
14 purpose of requesting a hearing on the allegations in the  
15 Accusation. Respondent hereby freely and voluntarily withdraws  
16 said Notice of Defense. Respondent acknowledges that he  
17 understands that by withdrawing said Notice of Defense he will  
18 thereby waive his right to require the Commissioner to prove the  
19 allegations in the Accusation at a contested hearing held in  
20 accordance with the provisions of the APA and that he will waive  
21 other rights afforded to him in connection with the hearing,  
22 such as the right to present evidence in defense of the  
23 allegations in the Accusation and the right to cross-examine  
24 witnesses.  
25  
26  
27

1           4. This Stipulation is based on the factual  
2 allegations contained in the Accusation filed in this  
3 proceeding. In the interest of expedience and economy,  
4 Respondent chooses not to contest these factual allegations, but  
5 to remain silent and understands that, as a result thereof,  
6 these factual statements, will serve as a prima facie basis for  
7 the disciplinary action stipulated to herein. The Real Estate  
8 Commissioner shall not be required to provide further evidence  
9 to prove such allegations.

10           5. This Stipulation and Respondent's decision not to  
11 contest the Accusation is made for the purpose of reaching an  
12 agreed disposition of this proceeding and is expressly limited  
13 to this proceeding and any other proceeding or case in which the  
14 Department of Real Estate ("Department"), the state or federal  
15 government, or an agency of this state, another state or the  
16 federal government is involved.

17           6. It is understood by the parties that the Real  
18 Estate Commissioner may adopt the Stipulation as his decision  
19 in this matter thereby imposing the penalty and sanctions on  
20 Respondent's real estate licenses and license rights as set  
21 forth in the below "Order". In the event that the Commissioner  
22 in his discretion does not adopt the Stipulation, the  
23 Stipulation shall be void and of no effect, and Respondent  
24 shall retain the right to a hearing on the Accusation under all  
25 the provisions of the APA and shall not be bound by any  
26 stipulation or waiver made herein.  
27

1 7. The Order or any subsequent Order of the Real  
2 Estate Commissioner made pursuant to this Stipulation shall not  
3 constitute an estoppel, merger or bar to any further  
4 administrative or civil proceedings by the Department of Real  
5 Estate with respect to any conduct which was not specifically  
6 alleged to be causes for accusation in this proceeding.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing stipulations and waivers  
9 and solely for the purpose of settlement of the pending  
10 Accusation without a hearing, it is stipulated and agreed that  
11 the following determination of issues shall be made:

12 I

13 The conduct, acts and/or omissions of Respondent  
14 RANDELL K. BENNETT, as set forth in the Accusation, constitute  
15 cause for the suspension or revocation of all of the real estate  
16 licenses and license rights of Respondent under the provisions  
17 of Section 10177(g) of the Business and Professions Code  
18 ("Code").

19 ORDER

20 All licenses and licensing rights of Respondent  
21 RANDELL K. BENNETT under the Real Estate Law are suspended for a  
22 period of forty five (45) days from the effective date of this  
23 Decision; provided, however, that thirty (30) days of said  
24 suspension shall be stayed for two (2) years upon the following  
25 terms and conditions:  
26  
27

1           1. Respondent shall obey all laws, rules and  
2 regulations governing the rights, duties and responsibilities of  
3 a real estate licensee in the State of California; and

4           2. That no final subsequent determination be made,  
5 after hearing or upon stipulation that cause for disciplinary  
6 action occurred within two (2) years of the effective date of  
7 this Decision. Should such a determination be made, the  
8 Commissioner may, in his discretion, vacate and set aside the  
9 stay order and reimpose all or a portion of the stayed  
10 suspension. Should no such determination be made, the stay  
11 imposed herein shall become permanent.

12           3. Provided, however, that if Respondent petitions,  
13 the remaining fifteen (15) days of said forty five (45) day  
14 suspension shall be stayed upon condition that:

15           a. Respondent pays a monetary penalty pursuant to  
16 Section 10175.2 of the Business and Professions Code at the rate  
17 of \$100 for each day of the suspension for a total monetary  
18 penalty of \$1,500.

19           b. Said payment shall be in the form of a  
20 cashier's check or certified check made payable to the Recovery  
21 Account of the Real Estate Fund. Said check must be received by  
22 the Department prior to the effective date of the Decision in  
23 this matter.  
24  
25  
26  
27

1 c. No further cause for disciplinary action  
2 against the real estate licenses of Respondent occurs within two  
3 (2) years from the effective date of the Decision in this  
4 matter.

5 d. If Respondent fails to pay the monetary  
6 penalty in accordance with the terms and conditions of the  
7 Decision, the Commissioner may, without a hearing, order the  
8 immediate execution of all or any part of the stayed suspension  
9 in which event the Respondent shall not be entitled to any  
10 repayment nor credit, prorated or otherwise, for money paid to  
11 the Department under the terms of this Decision.

12 e. If Respondent pays the monetary penalty and if  
13 no further cause for disciplinary action against the real estate  
14 license of Respondent occurs within two (2) years from the  
15 effective date of the Decision, the stay hereby granted shall  
16 become permanent.

17 4. Respondent shall, within six months from the  
18 effective date of this Decision, take and pass the Professional  
19 Responsibility Examination administered by the Department  
20 including the payment of the appropriate examination fee. If  
21 Respondent fails to satisfy this condition, the Commissioner may  
22 order suspension of Respondent's licenses until Respondent  
23 passes the examination.

24 5. All licenses and licensing right of Respondent  
25 are indefinitely suspended unless and until Respondent provides  
26 proof satisfactory to the Commissioner of having taken and  
27

1 successfully completed the continuing education course on trust  
2 fund accounting and handling specified in paragraph (3) of  
3 subdivision (a) of Section 10170.5 of the Business and  
4 Professions Code. Proof of satisfaction of this requirement  
5 includes evidence that Respondent has successfully completed the  
6 trust fund course within 120 days prior to the effective date of  
7 the Decision in this matter.

8  
9  
10  
11 DATED: March 17, 2009 James R. Peel  
12 JAMES R. PEEL, Counsel for the  
13 Department of Real Estate

14 \* \* \*

15 I have read the Stipulation and Agreement, have  
16 discussed it with my counsel, and its terms are understood by me  
17 and are agreeable and acceptable to me. I understand that I am  
18 waiving rights given to us by the California Administrative  
19 Procedure Act (including but not limited to Sections 11506,  
20 11508, 11509 and 11513 of the Government Code), and I willingly,  
21 intelligently and voluntarily waive those rights, including the  
22 right of requiring the Commissioner to prove the allegations in  
23 the Accusation at a hearing at which I would have the right to  
24 cross-examine witnesses against me and to present evidence in  
25 defense and mitigation of the charges.

26 Respondent can signify acceptance and approval of the  
27 terms and conditions of this Stipulation and Agreement by faxing  
a copy of the signature page, as actually signed by Respondent,




to the Department at the following telephone/fax number:

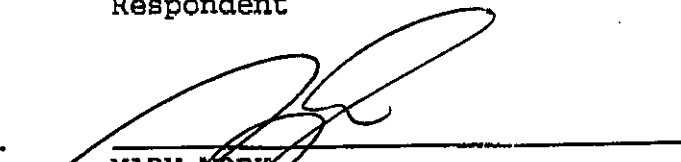
(213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his or her actual signature as it appears on the Stipulation and Agreement, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

Further, if the Respondent is represented, the Respondent's counsel can signify his or her agreement to the terms and conditions of the Stipulation and Agreement by submitting that signature via fax.

DATED: February 6, 2009

  
\_\_\_\_\_  
RANDELL K. BENNETT  
Respondent

DATED: 2/6/09

  
\_\_\_\_\_  
MARY WORK  
Counsel for Respondent

1 to the Department at the following telephone/fax number:

2 (213) 576-6917. Respondent agrees, acknowledges and understands  
3 that by electronically sending to the Department a fax copy of  
4 his or her actual signature as it appears on the Stipulation and  
5 Agreement, that receipt of the faxed copy by the Department  
6 shall be as binding on Respondent as if the Department had  
7 received the original signed Stipulation and Agreement.

8 Further, if the Respondent is represented, the  
9 Respondent's counsel can signify his or her agreement to the  
10 terms and conditions of the Stipulation and Agreement by  
11 submitting that signature via fax.

12  
13  
14 DATED: \_\_\_\_\_

\_\_\_\_\_  
15 RANDELL K. BENNETT  
Respondent

16  
17 DATED: \_\_\_\_\_

\_\_\_\_\_  
18 MARY WORK  
Counsel for Respondent

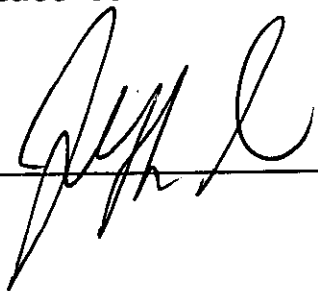
\* \* \*

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

The foregoing Stipulation and Agreement is hereby  
adopted as my Decision and Order in this matter, and shall  
become effective at 12 o'clock noon on May 13, 2009

IT IS SO ORDERED 3-31-09

JEFF DAVI  
Real Estate Commissioner

  
\_\_\_\_\_

ADD.  
Page

**FILED**  
APR 23 2009  
DEPARTMENT OF REAL ESTATE

By 

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

|                                    |   |                |
|------------------------------------|---|----------------|
| In the Matter of the Accusation of | ) | No. H-35284 LA |
|                                    | ) |                |
| GOLDEN STATE FINANCIAL             | ) |                |
| SERVICES, INC.,                    | ) |                |
|                                    | ) |                |
| Respondent.                        | ) |                |

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On September 5, 2008, an Accusation was filed in this matter against Respondent GOLDEN STATE FINANCIAL SERVICES, INC.

On February 6, 2009, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent GOLDEN STATE FINANCIAL SERVICES, INC.'s petition for voluntary surrender of its real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration

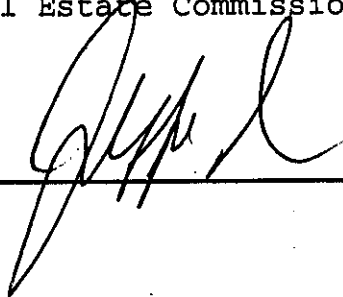
1 dated February 6, 2009 (attached as Exhibit "A" hereto).  
2 Respondent's license certificates, pocket cards and any branch  
3 office license certificate shall be sent to the below listed  
4 address so that they reach the Department on or before the  
5 effective date of this Order:

6 DEPARTMENT OF REAL ESTATE  
7 Attn: Licensing Flag Section  
8 P. O. Box 187000  
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon  
11 on May 13, 2009.

12 DATED: 3-31, 2009

13 JEFF DAVI  
14 Real Estate Commissioner

15   
16 \_\_\_\_\_  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) No. H-35284 LA  
GOLDEN STATE FINANCIAL )  
SERVICES, INC., )  
Respondent. )

DECLARATION

My name is Randell K. Bennett and I am currently an officer of GOLDEN STATE FINANCIAL SERVICES, INC. which is licensed as a real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of GOLDEN STATE FINANCIAL SERVICES, INC. I am acting on behalf of GOLDEN STATE FINANCIAL SERVICES, INC. in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code) GOLDEN STATE FINANCIAL SERVICES, INC. wishes to voluntarily surrender its real estate

1 license issued by the Department of Real Estate ("Department").  
2 pursuant to Business and Professions Code Section 10100.2.

3 I understand that GOLDEN STATE FINANCIAL SERVICES, INC.  
4 by so voluntarily surrendering its license can only have it  
5 reinstated in accordance with the provisions of Section 11522 of  
6 the Government Code. I also understand that by so voluntarily  
7 surrendering its license GOLDEN STATE FINANCIAL SERVICES, INC.  
8 agrees to the following:

9 The filing of this Declaration shall be deemed as its  
10 petition for voluntary surrender. It shall also be deemed to be  
11 an understanding and agreement by GOLDEN STATE FINANCIAL  
12 SERVICES, INC. that it waives all rights it has to require the  
13 Commissioner to prove the allegations contained in the Accusation  
14 filed in this matter at a hearing held in accordance with the  
15 provisions of the Administrative Procedure Act (Government Code  
16 Sections 11400 et seq.), and that it also waives other rights  
17 afforded to it in connection with the hearing such as the right  
18 to discovery, the right to present evidence in defense of the  
19 allegations in the Accusation and the right to cross-examine  
20 witnesses. I further agree on behalf of GOLDEN STATE FINANCIAL  
21 SERVICES, INC. that upon acceptance by the Commissioner, as  
22 evidenced by an appropriate order, all affidavits and all  
23 relevant evidence obtained by the Department in this matter prior  
24 to the Commissioner's acceptance, and all allegations contained  
25 in the Accusation filed in the Department's Case No. H-35284 LA,  
26 may be considered by the Department to be true and correct for  
27 the purpose of deciding whether or not to grant reinstatement of

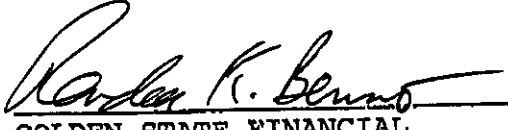
1 GOLDEN STATE FINANCIAL SERVICES, INC.'s license pursuant to  
 2 Government Code Section 11522.

3 I declare under penalty of perjury under the laws of  
 4 the State of California that the above is true and correct and  
 5 that I am acting freely and voluntarily on behalf of GOLDEN STATE  
 6 FINANCIAL SERVICES, INC. to surrender its license and all license  
 7 rights attached thereto.

8  
 9  
 10  
 11  
 12  
 13  
 14  
 15  
 16  
 17  
 18  
 19  
 20  
 21  
 22  
 23  
 24  
 25  
 26  
 27

February 6, 2009 Manhattan Beach CA

Date and Place



GOLDEN STATE FINANCIAL  
 SERVICES, INC.  
 By: Randell K. Bennett



1 GOLDEN STATE FINANCIAL SERVICES, INC.'s license pursuant to  
2 Government Code Section 11522.

3 I declare under penalty of perjury under the laws of  
4 the State of California that the above is true and correct and  
5 that I am acting freely and voluntarily on behalf of GOLDEN STATE  
6 FINANCIAL SERVICES, INC. to surrender its license and all license  
7 rights attached thereto.

8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

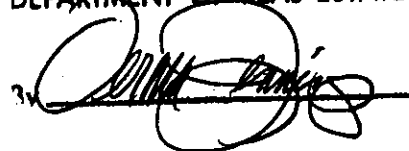
Date and Place

GOLDEN STATE FINANCIAL  
SERVICES, INC.  
By: Randell K. Bennett

SACD.  
12/9

FILED  
SEP - 5 2008  
DEPARTMENT OF REAL ESTATE

1 JAMES R. PEEL, Counsel (SBN 47055)  
2 Department of Real Estate  
3 320 West Fourth Street, Ste. 350  
4 Los Angeles, California 90013-1105  
5  
6  
7  
8 Telephone: (213) 576-6982  
9 -or- (213) 576-6913 (Direct)



DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

11 In the Matter of the Accusation of ) No. H-35284 LA  
12 )  
13 GOLDEN STATE FINANCIAL SERVICES, ) A C C U S A T I O N  
14 INC.; RANDELL K. BENNETT, )  
15 individually and as designated )  
16 officer of the corporation; )  
17 and JENNY C. BLAE, )  
18 Respondents. )

18 The Complainant, Robin L. Trujillo, a Deputy Real  
19 Estate Commissioner of the State of California, for cause of  
20 accusation against GOLDEN STATE FINANCIAL SERVICES, INC. ;  
21 RANDELL K. BENNETT, individually and as designated officer of  
22 the corporation; and JENNY C. BLAE, alleges as follows:

I

24 The Complainant, Robin L. Trujillo, acting in her  
25 official capacity as a Deputy Real Estate Commissioner of the  
26 State of California, makes this Accusation against GOLDEN STATE  
27 FINANCIAL SERVICES, INC., RANDELL K. BENNETT, and JENNY C. BLAE.

1 II

2 GOLDEN STATE FINANCIAL SERVICES, INC., RANDELL K.  
3 BENNETT, individually and as designated officer of the  
4 corporation; and JENNY C. BLAE (hereinafter referred to as  
5 "Respondents") are presently licensed and/or have license rights  
6 under the Real Estate Law (Part 1 of Division 4 of the Business  
7 and Professions Code, hereinafter Code).

8 III

9 Respondent GOLDEN STATE FINANCIAL SERVICES, INC., was  
10 originally licensed as a real estate broker on May 29, 2003. The  
11 corporate license will expire on May 28, 2011. Pursuant to Code  
12 Section 10159.2, Respondent RANDELL K. BENNETT is responsible for  
13 the supervision and control of the activities conducted on behalf  
14 of the corporation by its officers and employees as necessary to  
15 secure full compliance with the provisions of the Real Estate  
16 Law, including the supervision or salespersons licensed to the  
17 corporation in the performance of acts for which a real estate  
18 license is required.

19 IV

20 At all times material herein, Respondent JENNY C. BLAE  
21 was licensed by the Department of Real Estate as a real estate  
22 salesperson employed by Respondent GOLDEN STATE FINANCIAL  
23 SERVICES, INC.

24 V

25 At all times material herein, Respondents engaged in  
26 the business of, acted in the capacity of, advertised or assumed  
27 to act as a real estate broker in the State of California, within

1 the meaning of Section 10131(d) of the Code, including soliciting  
2 borrowers and lenders and negotiating loans on real property.

3 FIRST CAUSE OF ACCUSATION

4 VI

5 HSBC Mortgage Services purchases closed/funded loans  
6 from banking clients on the secondary market. Respondents  
7 originated two loans for borrower, Jorge H. Lopez.

8 VII

9 Lopez purchased a property at 2824 Beaver Avenue, Simi  
10 Valley, California, for \$600,000. The loan closed on August 24,  
11 2005, with Equifirst Corporation financing the full \$600,000 debt  
12 in the form of a first mortgage for \$480,000 and a second for  
13 \$120,000. HSBC purchased the second mortgage only on  
14 September 29, 2005.

15 VIII

16 Lopez purchased another property located at 11872 165<sup>th</sup>  
17 Street, Norwalk, California, for \$430,000. The loan closed on  
18 September 8, 2005, with First NLC Financial Services financing  
19 the full \$430,000 debt in the form of a first mortgage for  
20 \$344,000 and a second for \$86,000. HSBC purchased the first  
21 mortgage only on September 30, 2005.

22 IX

23 Respondents acted as the mortgage broker and received a  
24 commission at closing for both loans.

25 X

26 Lopez represented to the lenders that both properties  
27 would be his primary residences.

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

XI

The Loan Application for the 165<sup>th</sup> Street property did not disclose the purchase of the Beaver Avenue property despite the fact that Respondents brokered both loans. Therefore, Respondents failed to disclose a known liability.

XII

Based on the above, it can reasonably be determined that Respondents knew Lopez closed on two loans under the premise that each property would be his primary residence.

XIII

Due to the higher risk related to investment properties, it is unlikely that either lender would have approved these loans for the granted terms had Respondents disclosed that the subject properties were investment properties.

XIV

The conduct, acts and/or omissions of Respondents GOLDEN STATE FINANCIAL SERVICES, INC., RANDELL K. BENNETT, and JENNY C. BLAE, as alleged above, subject their real estate licenses and license rights to suspension or revocation pursuant to Sections 10176(a) and 10177(f) of the Code.

XV

The conduct, acts and/or omissions of Respondent RANDELL K. BENNETT in failing to ensure full compliance with the Real Estate Law is in violation of Section 10159.2 of the Code and subject his real estate licenses and license rights to suspension or revocation pursuant to Sections 10177(d), 10177(g) and/or 10177(h) of the Code.



1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

XX

On or about June 27, 2008, the Department completed an examination of Respondent GOLDEN STATE FINANCIAL SERVICES, INC.'s books and records, pertaining to the activities described in Paragraph XIX above, covering a period from August 1, 2005, through October 31, 2007, which examination revealed violations of the Code and of Title 10, Chapter 6, California Code of Regulations (hereinafter Regulations) as set forth below.

XXI

The examination described in Paragraph XX, above, determined that, in connection with the activities described in Paragraph XIX above, Respondent GOLDEN STATE FINANCIAL SERVICES, INC., accepted or received funds, including funds in trust (hereinafter "trust funds"), from or on behalf of principals and thereafter made deposit or disbursement of such funds.

XXII

In the course of activities described in Paragraphs XIX through XXI and during the examination period described in Paragraph XX, Respondents GOLDEN STATE FINANCIAL SERVICES, INC., and RANDELL K. BENNETT acted in violation of the Code and the Regulations as follows, and as more specifically set forth in Audit Report Nos. LA 070064 and LA 070219 and related exhibits:

///  
///  
///  
///  
///





XXIV

1  
2           The conduct of Respondent RANDELL K. BENNETT, as  
3 alleged above, in failing to exercise the required supervision  
4 over GOLDEN STATE FINANCIAL SERVICES, INC., subjects his real  
5 estate licenses and license rights to suspension or revocation  
6 pursuant to Sections 10159.2, 10177(h), 10177(d), and 10177(g) of  
7 the Code.

8 ///

9 ///

10 ///

11 ///

12 ///

13 ///

14 ///

15 ///

16 ///

17 ///

18 ///

19 ///

20 ///

21 ///

22 ///

23 ///

24 ///

25 ///

26 ///

27 ///

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27

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 action against all licenses and license rights of Respondents GOLDEN STATE FINANCIAL SERVICES, INC.; RANDELL K. BENNETT, individually and as designated officer of the corporation; and JENNY C. BLAE under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California  
this 4 day of September, 2008.

  
ROBIN L. TRUJILLO  
Deputy Real Estate Commissioner

cc: Golden State Financial Services, Inc.  
Randell K. Bennett  
Jenny C. Blae  
Phillip Ihde  
Robin L. Trujillo  
Audit Section  
Sacto.