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JAMES R. PEEL, Counsel (SBN 47055)  
Department of Real Estate  
320 West Fourth Street, Suite 350  
Los Angeles, CA 90013-1105  
  
Telephone: (213) 576-6982  
-or- (213) 576-6913 (Direct)

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

No.H-37694 LA

In the Matter of the Accusation of )  
 )  
SONNY THAI, )  
 )  
Respondent. )

A C C U S A T I O N

The Complainant, Maria Suarez, a Deputy Real Estate  
Commissioner of the State of California, for cause of accusation  
against SONNY THAI, alleges as follows:

I

The Complainant, Maria Suarez, acting in her official  
capacity as a Deputy Real Estate Commissioner of the State of  
California, makes this Accusation against SONNY THAI.

II

SONNY THAI (hereinafter referred to as "Respondent") is  
presently licensed and/or has license rights under the Real  
Estate Law (Part 1 of Division 4 of the Business and Professions  
Code, hereinafter Code).

1 III

2 At all times herein mentioned, Respondent was licensed  
3 by the Department of Real Estate of the State of California as a  
4 real estate salesperson licensed to and employed by real estate  
5 broker Executive Corporation.

6 IV

7 On or about March 19, 2009 Respondent while performing  
8 acts requiring a real estate license solicited and obtained  
9 Residential Listings Agreements and a Short Sale Listing Addendum  
10 from seller Ha Dong Le for real properties located at 12671 Susan  
11 Circle, Garden Grove, California and 9652 Russell Ave., Garden  
12 Grove, California for a term commencing on March 12, 2009 and  
13 terminating on September 12, 2009.

14 V

15 The seller thereafter decided to terminate the listing  
16 agreements prior to the termination date and made an agreement  
17 with Respondent that the agreements could be terminated if the  
18 seller paid \$5,000 to Respondent.

19 VI

20 The seller thereafter paid \$5,000 to Respondent on or  
21 about April 4, 2009 and the seller and Respondent signed the  
22 cancellation agreement. Respondent's employing broker was not  
23 aware of the cancellation agreement.

24 VII

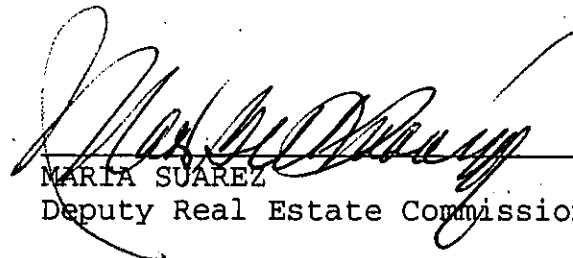
25 Respondent violated Code Section 10145(c) by failing to  
26 turn the funds over to his employing broker.  
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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of Respondent SONNY THAI 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 27<sup>th</sup> day of September, 2011.

  
\_\_\_\_\_  
MARIA SUAREZ  
Deputy Real Estate Commissioner

cc: Sonny Thai  
Executive Corporation  
Maria Suarez  
Sacto.