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3			
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5	(Direct) (213) 576-6905		
6	DEC 0 9 2016		
7	BUREAU OF REAL ESTATE		
8			
9	BEFORE THE BUREAU OF REAL ESTATE		
10	STATE OF CALIFORNIA		
11	* * *		
12	In the Matter of the Accusation of) No. H-40461 LA		
13	JASON MICHAEL KRAMER,) $\underline{A} \underline{C} \underline{C} \underline{U} \underline{S} \underline{A} \underline{T} \underline{I} \underline{O} \underline{N}$		
14			
15	Respondent.		
16	· · · · · · · · · · · · · · · · · · ·		
17	The Complainant, Maria Suarez, a Supervising Special Investigator of the		
18	Bureau of Real Estate ("Bureau"), for cause of Accusation against JASON MICHAEL KRAMER ("Respondent"), is informed and alleges as follows:		
19			
20	1.		
21	The Complainant, Maria Suarez, a Supervising Special Investigator of the Bureau, makes this Accusation in her official capacity.		
22			
23 24	2.		
25	Respondent is presently licensed and/or has license rights under the Real Estate		
25	Law as a real estate salesperson. At all times relevant herein Respondent was employed under		
20	the broker license of NTMR Holdings Inc., which had no knowledge of the activities		
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1	herein.
2	3.
3	At all times mentioned herein, Respondent engaged in the business, acted in the
4	capacity of, advertised or assumed to act as a real estate broker in the State of California within
5	the meaning of Section 10131 subpart (a) of the Business and Professions Code ("Code"),
6	including advertising for prospective sellers or purchasers of real property, and offering to and
7	negotiating for the purchase, sale or exchange of real property.
8	4.
9	At various times during 2015, and continuing to the present time, Respondent
10	knowingly advertised, printed, displayed, published, and distributed statements or
11	representations on an internet website that included the following language:
12	Another home SOLD by The K&S Team!!! 2015 just keeps on
13	rolling for us. On to the next lucky buyer or seller! Be sure to get
14	in contact with myself or any of our team members for your next
15	home loan, real estate transaction or both!
16	FIRST CAUSE OF ACCUSATION
17	(Unlicensed Real Estate Conduct – Code Section 10130)
18	5.
19	The activities described in Paragraphs 3 and 4, above, are activities requiring a
20	real estate broker license under the provisions of Code section 10131(a), and were undertaken
21	during a period of time when Respondent was neither licensed by the Bureau as a real estate
22	broker nor employed as a real estate salesperson by the broker on whose behalf the activities
23	were performed, all of which is in violation of Code section 10130.
24	6.
25	The conduct, acts and/or omissions of Respondent, as set forth, above, violates
26	Code Section 10130, and is cause for the suspension or revocation of the licenses and license
27	rights of Respondent pursuant to Code Sections 10177(d) and/or 10177(g).
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1	SECOND CAUSE OF ACCUSATION
2	(Violation of Code Section 10140.6 – License Number Identification)
3	7.
4	Complainant hereby incorporates by reference the allegations set forth in
5	Paragraphs 1 through 6, above, as though set forth herein in full.
6	8.
7	During the period of time described in Paragraph 4, above, Respondent made
8	one or more solicitations for a listing of real property that was intended to be the first point of
9	contact with consumers which (a) failed to contain a designation that he was performing acts
10	for which a real estate license is required; and (b) failed to contain his eight digit real estate
11	license identification number in the solicitation.
12	9.
13	The activities described in Paragraph 8, above, are in violation of Code Section
14	10140.6 and Sections 2770.1 and 2773 of Title 10, Chapter 6, Code of Regulations
15	("Regulations").
16	THIRD CAUSE OF ACCUSATION
17	(Violation of Code Section 10159.5 – Fictitious Business Name)
18	10.
19	Complainant hereby incorporates by reference the allegations set forth in
20	Paragraphs 1 through 9, above, as though set forth herein in full.
21	11.
22	During the period of time described in Paragraph 4, above, Respondent used the
23	fictitious business name "The K&S Team" to advertise for activities requiring the issuance of a
24	real estate license without obtaining a license authorizing the use of such name from the
25	Bureau.
26	///
27	
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1 12. 2 The activities described in Paragraph 11, above, are in violation of Code Section 3 10159.5 and Section 2731 of the Regulations. 4 Code Section 10106 provides, in pertinent part, that in any order issued in 5 resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of 6 this part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the 7 8 case. 9 WHEREFORE, Complainant prays that a hearing be conducted on the 10 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing 11 disciplinary action against all the licenses and license rights of Respondent JASON MICHAEL 12 KRAMER under the Real Estate Law, for the cost of investigation and enforcement as permitted by Code Section 10106, and for such other and further relief as may be proper under 13 14other applicable provisions of law. 15 Dated at Los Angeles, California this 10th day of November , 2016. 16 17 18 19 Deputy Real Estate Commissioner 20 21 JASON MICHAEL KRAMER cc: 22 NTMR Holdings Inc. 23Maria Suarez Sacto. 24 25 26 27 CALBRE ACCUSATION OF JASON MICHAEL KRAMER