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FILED

DEC 09 2016

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)	No. H-40461 LA
13)	
14	JASON MICHAEL KRAMER,)	<u>A C C U S A T I O N</u>
15)	
16	Respondent.)	

17
18 The Complainant, Maria Suarez, a Supervising Special Investigator of the
19 Bureau of Real Estate ("Bureau"), for cause of Accusation against JASON MICHAEL
20 KRAMER ("Respondent"), is informed and alleges as follows:

21 1.

22 The Complainant, Maria Suarez, a Supervising Special Investigator of the
23 Bureau, makes this Accusation in her official capacity.

24 2.

25 Respondent is presently licensed and/or has license rights under the Real Estate
26 Law as a real estate salesperson. At all times relevant herein Respondent was employed under
27 the broker license of NTMR Holdings Inc., which had no knowledge of the activities

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).

The activities described in Paragraph 11, above, are in violation of Code Section 10159.5 and Section 2731 of the Regulations.

Code Section 10106 provides, in pertinent part, that in any order issued in 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 this part to pay a sum not to exceed the reasonable costs of 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 action against all the licenses and license rights of Respondent JASON MICHAEL 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 other applicable provisions of law.

Dated at Los Angeles, California

this 10th day of November, 2016.



Maria Suarez
Deputy Real Estate Commissioner

cc: JASON MICHAEL KRAMER
NTMR Holdings Inc.
Maria Suarez
Sacto.