

FILED

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BUREAU OF REAL ESTATE

By ASelous

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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of) No. H- 40724 LA
)
FELICIA MUHAMMAD,) A C C U S A T I O N
)
Respondent.)

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for cause of Accusation against FELICIA MUHAMMAD, a.k.a. FELICIA SMITH ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Maria Suarez, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against FELICIA MUHAMMAD.

2.

Respondent presently has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate salesperson.

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Accusation of Felicia Muhammad

1 3.

2 On or about October 3, 2016, Respondent pled guilty and was convicted in the
3 United States District Court, Central District of California, Case No. CR 14-448-MWF, for
4 violation of five counts of Title 18 of the United States Code Sections 1014 and 2 (False
5 Statement To Financial Institution and Aiding and Abetting), a felony. Respondent was placed
6 on five years of supervised release, and ordered to serve 24 months in prison and pay fees.

7 4.

8 The convictions described in Paragraph 3 bear a substantial relationship under
9 Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications,
10 functions or duties of a real estate licensee.

11 5.

12 The crimes of which Respondent was convicted, as described in Paragraph 3
13 above, constitute cause under Sections 490 and 10177(b)(1) of the Code for the suspension or
14 revocation of all the licenses and license rights of Respondent under the Real Estate Law.

15 6.

16 Code Section 10106 provides, in pertinent part, that in any order issued in
17 resolution of a disciplinary proceeding before the Bureau of Real Estate, the Commissioner may
18 request the administrative law judge to direct a licensee found to have committed a violation of
19 this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of
20 the case.

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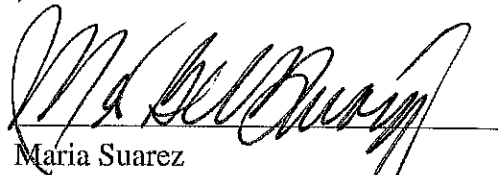
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Accusation of Felicia Muhammad

1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses and license rights of Respondent FELICIA
4 MUHAMMAD under the Real Estate Law, for the cost of investigation and enforcement as
5 permitted by law, and for such other and further relief as may be proper under other applicable
6 provisions of law.

7
8 Dated at Los Angeles, California

9 this 14th day of July, 2017.

10
11 
12 Maria Suarez
13 Supervising Special Investigator

14
15 cc: FELICIA MUHAMMAD
16 Maria Suarez
17 Sacto.