

1 DIANE LEE, Counsel (SBN 247222)
2 Department of Real Estate
3 320 West 4th Street, Suite 350
4 Los Angeles, California 90013

4 Telephone: (213) 576-6982
5 (Direct) (213) 576-6907

FILED

OCT 30 2018

DEPT. OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of

No. H- 41202 LA

12 HOWARD JEFF EDWARDS,

ACCUSATION

14 Respondent.

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16 The Complainant, Chika Sunquist, a Supervising Special Investigator of the
17 State of California, for cause of Accusation against Respondents HOWARD JEFF EDWARDS
18 aka Jeffrey H. Edwards ("EDWARDS"), is informed and alleges as follows:

19 1.

20 The Complainant, Chika Sunquist, a Supervising Special Investigator of the
21 State of California, makes this Accusation in her official capacity.

22 2.

23 Unless otherwise specified, all references to the "Code" are to the California
24 Business and Professions Code, and all references to "Regulations" are to Title 10, Chapter 6,
25 California Code of Regulations.

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3.

Respondent EDWARDS is presently licensed and/or has license rights issued by the Department of Real Estate as a real estate broker (license no. 01292919). EDWARDS was originally licensed as a real estate broker on or about February 8, 2018. Previously, EDWARDS was licensed with a conditional real estate salesperson license from on or about July 18, 2000 to January 18, 2002, and then a real estate salesperson license from on or about March 1, 2002 to February 7, 2018.

(Failure to Reveal Civil Judgments)

4.

On or about February 13, 2018, Respondent EDWARDS made application ("Application") to the State of California Department of Real Estate for an individual (MU4) mortgage loan originator license endorsement ("MLO license endorsement").

5.

In response to Disclosure Questions question D of his Application, to wit: "Do you have any unsatisfied judgments or liens against you?" Respondent answered, "Yes," but failed to reveal the civil judgments described in Paragraphs 6 and 7, below.

6.

On or about August 30, 2007, in the Third Judicial District Court, County of Summit, Utah, in civil case no. 070500480, a Complaint was filed against Respondent EDWARDS and a second defendant for breaching a Real Estate Purchase Contract by failing to pay \$75,000 plus interest after being assigned all the rights to a real estate property. On or about December 3, 2007, a Default Judgment was filed against Respondent EDWARDS and the second defendant for a total judgment of \$87,482.28 plus continuing accruing interest. The Complaint alleged (a) on April 10, 2006, the plaintiff signed the assignment of interest and rights, but Respondent EDWARDS failed to pay the \$75,000 within 24-hours as contracted, (b)

1 on April 11, 2006, the parties agreed to defer payment for two (2) months with interest, and (c)
2 on April 25, 2006, Respondent EDWARDS sold the property.

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4 7.

5 On or about December 14, 2011, in the Superior Court of California, County of
6 Los Angeles, in case no. SC115235, a Complaint for Money was filed against Respondent
7 EDWARDS for breach of promissory note, breach of fiduciary duty (as a real estate licensee),
8 and fraud. On or about May 11, 2012, a Default Judgment was filed against Respondent
9 EDWARDS for \$430,010.00 in damages, \$15,550.92 in prejudgment interest, \$9,490.20 in
10 attorney fees, and \$395.00 in costs, which totals \$455,446.12. On or about June 16, 2014,
11 Respondent EDWARDS requested the court vacate the default and default judgment, but his
12 motion was denied.

13 8.

14 Respondent EDWARDS' failure to reveal these civil judgments, as described
15 above, in his Application constitute knowingly making false statements of material fact
16 required to be revealed in said Application, which is grounds for the revocation or suspension
17 of all real estate licenses and license rights of Respondent EDWARDS under California
18 Business and Professions Code sections 10166.051(b) and 10177(a).

19 COSTS

20 9.

21 Code section 10106 provides, in pertinent part, that in any order issued in
22 resolution of a disciplinary proceeding before the department, the Commissioner may request
23 the administrative law judge to direct a licensee found to have committed a violation of this part
24 to pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.


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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 licenses and/or license rights (including, but not limited to, MLO
4 license endorsement) under the Real Estate Law (Part 1 of Division 4 of the California Business
5 and Professions Code) of Respondent HOWARD JEFF EDWARDS, for penalties pursuant to
6 Code section 10139, for the cost of investigation and enforcement as permitted by law, and for
7 such other and further relief as may be proper under applicable provisions of law.

8 Dated at Sacramento, California: October 24, 2018.

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11 
12 Chika Sunquist
13 Supervising Special Investigator
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25 cc: Howard Jeff Edwards
26 Chika Sunquist
27 Sacto.