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In the Matter of the Accusation of: DRE No. H-41464 LA

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

CHARVET ASSOCIATES and JOYCE MARIE BOGARD, individually and as designated officer of Charvet Associates.

Respondents.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On August 23, 2019, an Accusation was filed in this matter against Respondent CHARVET ASSOCIATES ("Respondent").

On November 5, 2019, Respondent petitioned the Commissioner to voluntarily surrender its corporate real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent CHARVET ASSOCIATES' petition for voluntary surrender of its corporate real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated November 5, 2019, (attached as Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below-listed address so that they reach the Department of Real Estate on or before the effective date of this Order:

DEPARTMENT OF REAL ESTATE

Attention: Licensing Flag Section

P. O. Box 137013

Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on _

DEC 26 2019

DATED: November 22, 2019

DANIEL J. SANDRI ACTING REAL ESTATE COMMISSIONER

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2 3 4 5 6 7 BEFORE THE DEPARTMENT OF REAL ESTATE 8 0 STATE OF CALIFORNIA 10 11 DRE No. H-41464-LA In the Matter of the Accusation of 12 **VOLUNTARY SURRENDER** CHARVET ASSOCIATES and DECLARATION OF JOYCE MARIE JOYCE MARIE BOGARD, BOGARD ON BEHALF OF CHARVET 13 individually and as designated officer of Charvet Associates, ASSOCIATES 14 Respondents. 15 I, JOYCE MARIE BOGARD, declare: 16 I have personal knowledge of all facts stated in this declaration and if called to 1. 17 testify. I could and would testify competently thereto. 18 From December 20, 1982 to January 13, 2019, I was licensed by the Department 2. 19 of Real Estate ("Department") as a real estate broker ("REB"). My license expired on or about 20 January 14, 2019. 21 I was the designated officer and broker for CHARVET ASSOCIATES from July 22 23, 2013 to the date my license expired on or about January 14, 2019. CHARVET 23 ASSOCIATES is currently licensed, with no broker associated, as a corporate real estate broker, 24 ID 00971064 and/or has license rights with respect to said license. I am authorized and 25 empowered to sign this declaration on behalf of CHARVET ASSOCIATES. I am acting on 26 behalf of CHARVET ASSOCIATES in this matter, with the knowledge and consent of Rita 27

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Medina Alleshouse, the chief executive officer, chief financial officer, director, and owner of CHARVET ASSOCIATES.

- 4. In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), CHARVET ASSOCIATES wishes to voluntarily surrender its real estate licenses issued by the Department, pursuant to Business and Professions Code ("Code") section 10100.2.
- 5. I understand that CHARVET ASSOCIATES by so voluntarily surrendering its licenses, can be relicensed as a corporation, broker, or a salesperson, or issued a new mortgage loan originator endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also understand that by so voluntarily surrendering its licenses, CHARVET ASSOCIATES agrees to the following:
- 6. The filing of this Declaration shall be deemed as CHARVET ASSOCIATES' petition for voluntary surrender.
- 7. It shall also be deemed to be an understanding and agreement by CHARVET ASSOCIATES that it waives all rights it has to require the Commissioner to prove the allegations contained in the Accusation filed in this matter at a hearing held in accordance with the provisions of the Administrative Procedure Act (Government Code sections 11400 et seq.), and that it also waives other rights afforded to it in connection with the hearing such as the right to discovery, the right to present evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.
- 8. It shall also be deemed to be an understanding and agreement by CHARVET ASSOCIATES that upon acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the Department in this matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed in the Department Case No. H-41464-LA, may be considered by the Department to be true and correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to Government Code section 11522.

- 9. It shall also be deemed to be an understanding and agreement by CHARVET ASSOCIATES that if CHARVET ASSOCIATES petitions the Department for reinstatement of its licenses, then:
 - a. Pursuant to Code section 10148, CHARVET ASSOCIATES agrees to pay the Commissioner's reasonable costs for the audit which led to this disciplinary action. CHARVET ASSOCIATES shall pay such costs within sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of the audit costs should not be made until CHARVET ASSOCIATES receives the invoice. If CHARVET ASSOCIATES fails to satisfy this condition in a timely manner as provided for herein, prior to issuance of any new or reinstated license, CHARVET ASSOCIATES shall pay the Department the costs for the audit.
 - b. Pursuant to Code section 10106, CHARVET ASSOCIATES agrees to pay the Commissioner's reasonable costs for the investigation and enforcement which led to this disciplinary action. CHARVET ASSOCIATES shall pay such costs prior to the effective date of the Commissioner's Order accepting the voluntary surrender of CHARVET ASSOCIATES real estate licenses. If CHARVET ASSOCIATES fails to satisfy this condition in a timely manner as provided for herein, prior to issuance of any new or reinstated license, CHARVET ASSOCIATES shall pay the Department the costs for the investigation and enforcement.
 - c. If CHARVET ASSOCIATES does not petition the Department for reinstatement of its licenses, then it is not required to pay the Commissioner's reasonable costs stated in paragraphs 9(a) and 9(b) above.
- CHARVET ASSOCIATES freely and voluntarily surrenders all of its licenses and license rights under the Real Estate Law.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that this declaration was executed on:

Mouse 5, 2019, in Sea Pene, California. (City Where Signed)

OFARVET ASSOCIATES
By: Joyce Marie Bogard

BEFORE THE DEPARTMENT OF REAL ESTATE STATE OF CALIFORNIA

In the Matter of the Accusation of

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CHARVET ASSOCIATES and JOYCE MARIE BOGARD, individually and as designated officer of Charvet Associates,

DRE No. H-41464-LA

DECLARATION OF RITA MEDINA ALLESHOUSE IN SUPPORT OF PETITION FOR VOLUNTARY SURRENDER OF CHARVET ASSOCIATES

Respondents.

I, RITA MEDINA ALLESHOUSE, declare:

- 1. I have personal knowledge of all facts stated in this declaration and if called to testify, I could and would testify competently thereto.
- 2. From November 25, 2014 to the present, I have been licensed by the Department of Real Estate ("Department") as a real estate salesperson, license ID 01936500.
- 3. I am currently the sole shareholder of CHARVET ASSOCIATES, which is currently licensed, with no broker associated, as a corporate real estate broker, ID 00971064.
- 4. I am also the chief executive officer, chief financial officer, and sole director of CHARVET ASSOCIATES.
- 5. As the sole shareholder, director, chief executive officer, and chief financial officer of CHARVET ASSOCIATES, I have knowledge of, and give authority and consent to, JOYCE MARIE BOGARD, the former designated officer of CHARVET ASSOCIATES, to sign a voluntary surrender declaration on behalf of CHARVET ASSOCIATES in this matter and that

1	such declaration be deemed as CHARVET ASSOCIATES' petition for voluntary surrender so
2	that CHARVET ASSOCIATES may voluntarily surrender its real estate licenses issued by the
3	Department, pursuant to Business and Professions Code section 10100.2, in settlement of this
4	matter.
5	I declare under penalty of perjury under the laws of the State of California
6	that the above is true and correct and that this declaration was executed on:
7	Molember 7, 2019, in Sanfa Clarifa, California.
8	(Month, Day) 91350 (City Where Signed)
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10	Rita Medina Alleshouse
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