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**FILED**

**OCT 26 2020**

**DEPT. OF REAL ESTATE**

By *[Signature]*

**BEFORE THE DEPARTMENT OF REAL ESTATE**

**STATE OF CALIFORNIA**

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In the Matter of the Accusation of: ) DRE No. H-41567 LA  
WEST CAPITAL CORPORATION, )  
Respondent. )

**ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE**

On December 27, 2019, an Accusation was filed in this matter against Respondent WEST CAPITAL CORPORATION ("Respondent").

On September 17, 2020, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent WEST CAPITAL CORPORATION's petition for voluntary surrender of its 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 September 17, 2020, (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:

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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 ~~NOV 25 2020~~

DATED: 10.22.20

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER



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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of ) DRE No.H-41567 LA  
WEST CAPITAL CORPORATION, )  
Respondent. )

DECLARATION

My name is Michael Gianncarlo Galvez. I am the designated officer of WEST CAPITAL CORPORATION (DRE license ID 01993330) which is currently licensed as a real estate broker and/or has license rights with respect to said license. I am authorized to act on behalf of WEST CAPITAL CORPORATION in this matter.

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), I wish to voluntarily surrender the real estate license(s) issued by the Department of Real Estate ("Department") to WEST CAPITAL CORPORATION, pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering its license(s), WEST CAPITAL CORPORATION may be relicensed as a broker or issued a new mortgage loan originator endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the Government

1 Code. I also understand that by so voluntarily surrendering WEST CAPITAL CORPORATION's  
2 license(s), I agree to the following:

3 1. The filing of this Declaration shall be deemed as WEST CAPITAL  
4 CORPORATION's petition for voluntary surrender.

5 2. It shall also be deemed to be an understanding and agreement by me, on  
6 behalf of WEST CAPITAL CORPORATION, that I waive all rights I have to require the  
7 Commissioner to prove the allegations contained in the Accusation filed in this matter at a hearing  
8 held in accordance with the provisions of the Administrative Procedure Act (Government Code  
9 Sections 11400 et seq.), and that I also waive other rights afforded to WEST CAPITAL  
10 CORPORATION in connection with the hearing such as the right to discovery, the right to present  
11 evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

12 3. I further agree, on behalf of WEST CAPITAL CORPORATION, that upon  
13 acceptance by the Commissioner, as evidenced by an appropriate order, all affidavits and all  
14 relevant evidence obtained by the Department in this matter prior to the Commissioner's  
15 acceptance, and all allegations contained in the Accusation filed in the Department Case No. H-  
16 41567 LA, may be considered by the Department to be true and correct for the purpose of deciding  
17 whether to grant relicensure or reinstatement pursuant to Government Code Section 11522.

18 4. I further agree, on behalf of WEST CAPITAL CORPORATION, to pay the  
19 Commissioner's reasonable cost for the audit which led to this action, Audit LA170136. I am  
20 aware that if WEST CAPITAL CORPORATION petitions for reinstatement of its license in the  
21 future, that payment of the Department's reasonable audit costs of Audit LA170136, which total  
22 \$6,871.02, will be a condition of reinstatement.

23 5. I further agree, on behalf of WEST CAPITAL CORPORATION, to pay the  
24 Commissioner's reasonable cost for the investigation and enforcement which led to this action. I  
25 am aware that if WEST CAPITAL CORPORATION petitions for reinstatement of its license in the  
26 future, that payment of the Department's reasonable investigation and enforcement costs, which  
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1 total \$2,165.03 will be a condition of reinstatement.

2                   6.     On behalf of WEST CAPITAL CORPORATION, I freely and voluntarily  
3 surrender all of its licenses and license rights under the Real Estate Law.

4                   I declare under penalty of perjury under the laws of the State of California that the  
5 above is true and correct and that this declaration was executed 9/17/2020, 2020, at  
6 Upland, California.

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9                   *Michael Galvez*

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11 Michael Giancarlo Galvez, Designated Officer  
12 For WEST CAPITAL CORPORATION  
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