

III

On or about November 25, 2008, for or in expectation of compensation, Respondent solicited and negotiated a re-finance loan and loan modification on real property located at 6369 Taylor Canyon Place, Rancho Cucamonga, California, for borrower Hong Kim. Respondent's employing broker Grace Hu was not aware of the transaction.

IV

Respondent violated Code Section 10145(c) by collecting advance fees from the borrower and failing to turn the funds over to his employing broker.

V

Respondent's activities are acts requiring a real estate broker license under the provisions of Code Section 10131(d) and (e).

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 10177(f) and 10177(j), and Section 10177(d) for violation of Code Sections 10130 and 10145(c).

II

The standard of proof applied was clear and convincing proof to a reasonable certainty.

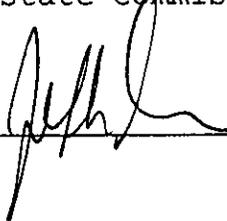
ORDER

The license and license rights of Respondent ROGER LEE under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon
MAR 15 2011

DATED: 1-26-2011

JEFF DAVI
Real Estate Commissioner



1 JAMES R. PEEL, Counsel (SBN 47055)
2 Department of Real Estate
3 320 West Fourth Street, Suite 350
4 Los Angeles, CA 90013-1105

5 Telephone: (213) 576-6982
6 -or- (213) 576-6913 (Direct)

FILED

MAR 27 2010

DEPARTMENT OF REAL ESTATE



8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 ROGER LEE,)
13)
14 Respondent.)

No. H- 36550 LA

A C C U S A T I O N

15
16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against ROGER LEE, alleges as follows:

19 I

20 The Complainant, Maria Suarez, acting in her official
21 capacity as a Deputy Real Estate Commissioner of the State of
22 California, makes this Accusation against ROGER LEE.

23 II

24 ROGER LEE (hereinafter referred to as "Respondent") is
25 presently licensed and/or has license rights under the Real
26 Estate Law (Part 1 of Division 4 of the Business and Professions
27 Code, hereinafter Code).

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III

At all times herein mentioned, Respondent was licensed by the Department of Real Estate of the State of California as a real estate salesperson employed by real estate broker Grace Hu.

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Respondent's activities are acts requiring a real estate broker license under the provisions of Code Section 10131(d) and (e).

VII

The conduct of Respondent, as alleged above, subjects his real estate license and license rights to suspension or revocation pursuant to Sections 10177(f) and 10177(j) of the Code, and Sections 10177(d) and/or 10177(g) for violation of Code Sections 10130 and 10145(c).

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and license rights of respondent
5 ROGER LEE under the Real Estate Law (Part 1 of Division 4 of the
6 Business and Professions Code) and for such other and further
7 relief as may be proper under other applicable provisions of law.

8 Dated at Los Angeles, California

9 this 22nd day of October, 2009.

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12 
13 MARIA SUAREZ
14 Deputy Real Estate Commissioner
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18 cc: Roger Lee
19 Maria Suarez
20 Sacto.
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