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APR 30 2014

BUREAU OF REAL ESTATE

By K. Contreras

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7  
8 BEFORE THE  
9 BUREAU OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of )  
 ) NO. H-2884 FR  
13 AMY SORRENTI, )  
 ) ACCUSATION  
14 Respondent. )  
15 \_\_\_\_\_ )

16 The Complainant, BRENDA SMITH, in her official capacity as a Deputy Real  
17 Estate Commissioner of the State of California ("Complainant"), for cause of Accusation against  
18 AMY SORRENTI ("Respondent"), is informed and alleges as follows:

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20 Respondent is presently licensed and/or has license rights under the Real Estate  
21 Law, Part 1 of Division 4 of the Business and Professions Code "(the Code)" as a real estate  
22 salesperson. At all times relevant, Respondent was employed under the real estate broker  
23 license of Paul M. Zagaris, Inc. ("ZAGARIS").

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25 On or about August 26, 2012, Respondent prepared and submitted a purchase  
26 offer on behalf of herself and her husband for the real property located at 2636 Novi Way,  
27 Riverbank, California. In response to the purchase offer, Sherry Williams ("WILLIAMS"), the

1 listing agent for the Novi Way property, requested an earnest money deposit and a loan pre-  
2 qualification letter from Respondent.

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4 On or about August 27, 2012, Respondent contacted Primary Residential  
5 Mortgage ("PRM") to obtain a loan pre-qualification letter. However, Respondent failed to  
6 obtain a loan pre-qualification letter from PRM that day.

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8 On or about August 28, 2012, Respondent drafted a fraudulent pre-qualification  
9 letter using a pre-qualification letter that she originally obtained for one of her past customers.  
10 According to Respondent, it was her intent to replace the fake pre-qualification letter with a real  
11 pre-qualification letter once she received one.

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13 On or about August 29, 2012, WILLIAMS contacted Ginney Merritt  
14 ("MERRITT"), the loan officer listed on Respondent's fake pre-qualification letter, and  
15 confirmed that MERRITT had no record of Respondent in her system. After reviewing the pre-  
16 qualification letter submitted to WILLIAMS by Respondent, MERRITT confirmed that it was  
17 fraudulent. When contacted by MERRITT, Respondent denied that she was the person identified  
18 on the fraudulent pre-qualification letter. Later that day, Respondent withdrew her purchase offer  
19 for the Novi Way property.

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21 The acts and/or omissions of Respondent, set forth in Paragraphs 2 through 5,  
22 above, were done without the knowledge or authorization of her employing broker, ZAGARIS,

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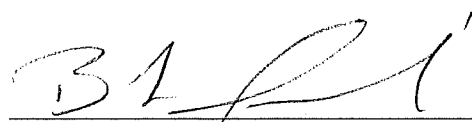
24 The acts and/or omissions of Respondent described in Paragraphs 2 through 5,  
25 above, are grounds for the revocation or suspension of Respondent's license and/or license rights  
26 under Sections 10177(j) (fraud or dishonest dealing) and/or 10177(g) (negligence/incompetence)  
27 of the Code.

1 COST RECOVERY

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3 Section 10106 of the Code provides, in pertinent part, that in any order issued in  
4 resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the  
5 Administrative Law Judge to direct a licensee found to have committed a violation of this part to  
6 pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

7 WHEREFORE, Complainant prays that a hearing be conducted on the  
8 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing  
9 disciplinary action against all licenses and license rights of Respondent under the Code, for the  
10 reasonable cost of investigation and prosecution of this case, including agency attorney's fees,  
11 and for such other and further relief as may be proper under other provisions of law.

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14 BREND A SMITH

15 Deputy Real Estate Commissioner

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18 Dated at Fresno, California,  
19 this 29 day of April, 2014.