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FILED

JAN 06 2016

BUREAU OF REAL ESTATE

By B. Nicholas

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)	
)	CalBRE NO. H-2957 FR
)	
HAROLD JOSE ZAPATA,)	OAH NO. 2015081078
)	
Respondent.)	
_____)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On August 4, 2015, an Accusation was filed in this matter against HAROLD JOSE ZAPATA (Respondent).

On November 24, 2015, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent HAROLD JOSE ZAPATA's petition for voluntary surrender of his 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 24, 2015 (attached as Exhibit "A" hereto).

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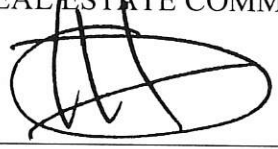
Respondent's license certificate(s), pocket card(s) and any branch office license certificate(s) shall be sent to the below listed address so that they reach the Bureau on or before the effective date of this Order:

BUREAU OF REAL ESTATE
Attn: Licensing Flag Section
P. O. Box 137013
Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on JAN 27 2016

DATED: DECEMBER 31, 2017

WAYNE S. BELL
REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner

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BEFORE THE
BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

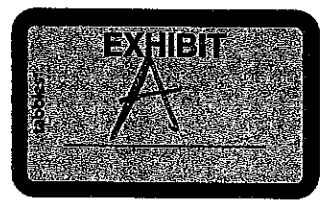
In the Matter of the Accusation of:)
)
 HAROLD JOSE ZAPATA,) NO. H-2957 FR
)
 Respondent.)
)

DECLARATION

My name is HAROLD JOSE ZAPATA and I am currently licensed as a real estate broker and/or have license rights with respect to said license.

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 my real estate license(s) issued by the California Bureau of Real Estate ("the Bureau"), pursuant to Business and Professions Code section 10100.2.

I understand that by voluntarily surrendering my license(s), I may be re-licensed as a broker or as a salesperson only by petitioning for reinstatement pursuant to section 11522 of the Government Code. I also understand that by voluntarily surrendering my license(s), I agree to the following:



1 1. The filing of this Declaration shall be deemed as my petition for voluntary
2 surrender.

3 2. I further understand and agree that I waive all rights I have to require the
4 Commissioner to prove the allegations contained in the Accusation filed in this matter at a
5 hearing held in accordance with the provisions of the Administrative Procedure Act
6 (Government Code sections 11400 et seq.), and that I also waive other rights afforded to me in
7 connection with the hearing such as the right to discovery, the right to present evidence in
8 defense of the allegations in the Accusation, and the right to cross-examine witnesses.

9 3. I further understand and agree that upon acceptance by the Commissioner, as
10 evidenced by an appropriate order, all affidavits and all relevant evidence obtained by the
11 Bureau in this matter prior to the Commissioner's acceptance, and all allegations contained in
12 the Accusation filed in the Bureau Case No. H-2957 FR, may be considered by the Bureau to
13 be true and correct for the purpose of deciding whether to grant re-licensure or reinstatement
14 pursuant to Government Code section 11522.

15 4. I further understand and agree that prior to and only as a condition of any
16 petition for reinstatement made pursuant to Government Code section 11522 being granted, I
17 agree to pay the Commissioner's reasonable cost of the investigation and enforcement which
18 led to this disciplinary action in Bureau Case No. H-2957 FR. The amount of said costs are
19 \$1,992.20.

20 5. I further understand and agree that if and when a petition application is
21 made for reinstatement of a surrendered license, the Real Estate Commissioner will consider as
22 one of the criteria of rehabilitation, whether or not restitution has been made to any person who
23 has suffered monetary losses through "substantially related" acts or omissions of Respondents,
24 whether or not such persons are named in the Accusations filed in Bureau Case No. H-2957 FR.

25 6. I freely and voluntarily surrender all my licenses and license rights under
26 the Real Estate Law.

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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 24th of November
2015, at Fresno, California.
(City)



HAROLD JOSE ZAPATA, Respondent