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2 Bureau of Real Estate  
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4 Los Angeles, California 90013-1105  
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**FILED**

**DEC 11 2015**  
**BUREAU OF REAL ESTATE**

By John Quinn

9 BEFORE THE BUREAU OF REAL ESTATE  
10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-02975 FR  
13 )  
14 FERNANDO CONTRERAS, ) A C C U S A T I O N  
15 )  
16 Respondent. )

17  
18 The Complainant, Brenda Smith, a Supervising Special Investigator of the State  
19 of California, for cause of Accusation against FERNANDO CONTRERAS, (hereinafter  
20 "Respondent"), is informed and alleges as follows:

21 1.

22 The Complainant, Brenda Smith, a Supervising Special Investigator of the State  
23 of California, makes this Accusation in her official capacity.

24 2.

25 Respondent is presently licensed and/or has license rights under the Real Estate  
26 Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code"), as a real  
27 estate broker. Respondent's license is scheduled to expire on August 9, 2018.

- 1 -

BUREAU OF REAL ESTATE  
ACCUSATION RE: CONTRERAS



1 in the offer to \$47,000, which was approved by Wells Fargo.

2 8.

3 The agreement for the sale of the Property was subject to Wells Fargo's short  
4 sale conditions, which were set forth in a Short Sale Affidavit ("Affidavit") executed by  
5 Respondent on or about February 1, 2013. By the terms of the Affidavit Respondent  
6 represented and agreed as follows: (a) that the Property would not be sold within *90 days* of the  
7 closing date of the real estate purchase contract dated January 11, 2013; (b) that the Property  
8 would not be sold within *120 days* after the closing date without having substantially  
9 refurbished or added value to the Property; and (c) that the Property would not be rented to the  
10 Owner after the closing of the real estate purchase contract for the Property.

11 9.

12 On or about February 19, 2013, escrow for the purchase and sale of the Property  
13 by Respondent through Alta Sierra closed at a sales price of \$47,000.

14 10.

15 On or about February 25, 2013, in violation of terms and conditions enumerated  
16 as (a) and (b) of the Affidavit described in Paragraph 8, above, Respondent re-sold the Property  
17 to Ramon S. for a purchase price of \$65,000.

18 11.

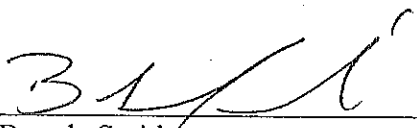
19 The conduct, acts and/or omissions of Respondent, as described herein above,  
20 constitutes the making of a substantial misrepresentation, making a false promise, negligence  
21 and fraud or dishonest dealing, and is cause for the suspension or revocation of all real estate  
22 licenses and license rights of Respondent under the provisions of Code Section 10177(j) [fraud  
23 or dishonest dealing as a principal].

24 Code Section 10106 provides, in pertinent part, that in any order issued in  
25 resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the  
26 administrative law judge to direct a licensee found to have committed a violation of this part to  
27 pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

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WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and/or license rights of Respondent FERNANDO CONTRERAS under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other provisions of law.

Dated at Fresno, California  
this 23 day November, 2015.

  
Brenda Smith  
Supervising Special Investigator

cc: FERNANDO CONTRERAS  
Brenda Smith  
Sacto.