

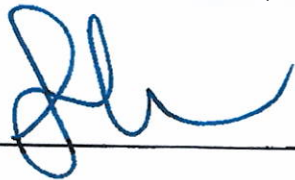
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Good cause having been shown, the time during which Respondent must satisfy the above condition is extended to October 27, 2020.

This Order shall be effective immediately.

IT IS SO ORDERED 4/16/20

SANDRA KNAU
ACTING REAL ESTATE COMMISSIONER



1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED

MAR 27 2020

DEPT. OF REAL ESTATE

By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation against

13 SYNERGY PROPERTY MANAGEMENT
14 and HARJINDER PAL SINGH, individually
15 and as designated officer of Synergy Property
Management,

16 Respondents.

) No. H-03247 FR
OAH No. 2019080804

) STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER

) As to Synergy Property Management
only

19 It is hereby stipulated by and between Respondent SYNERGY PROPERTY
20 MANAGEMENT (sometimes referred to as "Respondent"), acting by and through its attorney,
21 Frank M. Buda, Esq., and the Complainant, acting by and through Judith B. Vasan, Counsel for
22 the Department of Real Estate, as follows for the purpose of settling and disposing of the
23 Accusation ("Accusation") filed on May 13, 2019, in this matter:

24 1. All issues which were to be contested and all evidence which was to be
25 presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing
26 was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"),
27 shall instead and in place thereof be submitted solely on the basis of the provisions of this

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 Stipulation and Agreement ("Stipulation").

2 2. Respondent has received, read and understands the Statement to Respondent,
3 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
4 ("Department") in this proceeding.

5 3. Respondent filed a Notice of Defense pursuant to Section 11506 of the
6 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
7 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
8 acknowledges that it understands that by withdrawing said Notice of Defense Respondent
9 thereby waives its right to require the Commissioner to prove the allegations in the Accusation at
10 a contested hearing held in accordance with the provisions of the APA and that Respondent will
11 waive other rights afforded to it in connection with the hearing such as the right to present
12 evidence in his defense, and the right to cross-examine witnesses.

13 4. This Stipulation is based on the factual allegations contained in Paragraphs 5
14 through 29 of the Accusation in Case No. H-03247 FR pertaining to Audit No. FR170029
15 against Respondent. In the interest of expedience and economy, Respondent chooses not to
16 contest these allegations but to remain silent and understands that, as a result thereof, these
17 factual allegations, without being admitted or denied, will serve as a prima facie basis for the
18 disciplinary action stipulated to herein. The Real Estate Commissioner shall not be required to
19 provide evidence to prove said factual allegations.

20 5. It is understood by the parties that the Real Estate Commissioner may adopt
21 this Stipulation as her Decision in this matter thereby imposing the penalty and sanctions on
22 Respondent's real estate license and license rights as set forth in the below "Order." In the event
23 that the Commissioner in her discretion does not adopt the Stipulation, the Stipulation shall be
24 void and of no effect and Respondent shall retain the right to a hearing and proceed on the
25 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
26 made herein.

27 ///

1 date of this Decision and Order. Should such a determination be made, the Commissioner may,
2 in her discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed
3 suspension. Should no such determination be made, the stay imposed herein shall become
4 permanent.

5 II.

6 Pursuant to Code section 10148, Respondent shall pay the Commissioner's
7 reasonable costs for the audit in Audit No. FR170029 which led to this disciplinary action in the
8 total amount of \$4,461.50. Respondent shall pay such costs within sixty (60) days of receiving
9 an invoice therefore from the Commissioner. Payment of the audit costs should not be made
10 until Respondent receives the invoice. Respondent is jointly and severally liable for the costs of
11 the audit with Respondent Harjinder Pal Singh, designated officer of Respondent. If Respondent
12 fails to satisfy this condition in a timely manner as provided for herein, Respondent's real estate
13 licenses shall automatically be suspended until payment is made in full, or until a decision
14 providing otherwise is adopted following a hearing held pursuant to this condition.

15 Pursuant to Code Section 10148 of the Code, Respondent shall pay the
16 Commissioner's reasonable costs, not to exceed \$5,576.88, for a subsequent audit to determine
17 if Respondent has corrected the violations found in the Determination of Issues. In calculating
18 the amount of the Commissioner's reasonable costs, the Commissioner may use the estimated
19 average hourly salary for all persons performing audits of real estate brokers, and shall include
20 an allocation for travel time to and from the auditor's place of work. Respondent shall pay such
21 costs within sixty (60) days of receiving an invoice therefor from the Commissioner. Payment
22 of the audit costs should not be made until Respondent receives the invoice. If Respondent fails
23 to satisfy this condition in a timely manner as provided for herein, Respondent's real estate
24 licenses shall automatically be suspended until payment is made in full, or until a decision
25 providing otherwise is adopted following a hearing held pursuant to this condition.

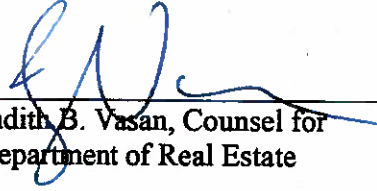
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1 III.

2 All licenses and license rights of Respondent are indefinitely suspended unless or
3 until Respondent pays the total sum of \$5,265.65 (\$8,822.50 for investigation costs + \$1,708.80
4 for enforcement costs = $\$10,531.30/2 = \$5,265.65$) for the Commissioner's reasonable costs of
5 the investigation in Investigation No. 6-16-1102-001 and enforcement in Case No. H-03247 FR,
6 which led to this disciplinary action. Respondent is jointly and severally liable for the costs of
7 the investigation and enforcement in the total sum of \$5,265.65 with Respondent Harjinder Pal
8 Singh, designated officer of Respondent. Said payment shall be in the form of a cashier's check
9 made payable to the Department of Real Estate. The payment of the investigative and
10 enforcement costs must be delivered to the Department of Real Estate, Flag Section, at P.O. Box
11 137013, Sacramento, CA 95813-7013, prior to the effective date of this Decision and Order.

12 DATED: 2-4-2020

13 
14 Judith B. Vasan, Counsel for
Department of Real Estate

15 * * *

16 EXECUTION OF THE STIPULATION

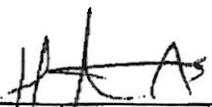
17 I have read the Stipulation, have discussed it with my counsel, and its terms are
18 understood by me and are agreeable and acceptable to me. I understand that I am waiving rights
19 given to me by the California Administrative Procedure Act (including but not limited to
20 Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently
21 and voluntarily waive those rights, including the right of requiring the Commissioner to prove
22 the allegations in Paragraphs 5 through 29 of the pending Accusation pertaining to Audit No.
23 FR170029 at a hearing at which I would have the right to cross-examine witnesses against me
24 and to present evidence in defense and mitigation of the charges.

25 Respondent shall mail the original signed signature page of the stipulation herein
26 to Judith B. Vasan, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St.,
27 Suite 350, Los Angeles, California 90013-1105.

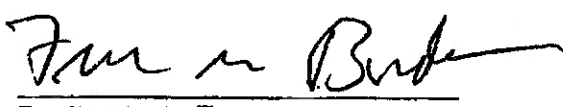
1 In the event of time constraints before an administrative hearing, Respondent can
2 signify acceptance and approval of the terms and conditions of this Stipulation and Agreement
3 by emailing a scanned copy of the signature page, as actually signed by Respondent, to the
4 Department counsel assigned to this case. Respondent agrees, acknowledges and understands
5 that by electronically sending the Department a scan of Respondent's actual signature as it
6 appears on the Stipulation and Agreement that receipt of the scan by the Department shall be
7 binding on Respondent as if the Department had received the original signed Stipulation.
8 Respondent shall also mail the original signed signature page of this Stipulation to the
9 Department counsel.

10 Respondent's signature below constitutes acceptance and approval of the terms
11 and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by
12 signing this Stipulation, Respondent is bound by its terms as of the date of such signatures and
13 that this agreement is not subject to rescission or amendment at a later date except by a separate
14 Decision and Order of the Real Estate Commissioner.

15
16 DATED: 2/4/20


SYNERGY PROPERTY MANAGEMENT
Respondent
By: HAKJINDER PAL SINGH

17
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19
20 DATED: 2.4.20


Frank M. Buda, Esq.
Counsel for Respondent
Approved as to Form


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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent SYNERGY PROPERTY MANAGEMENT and shall become effective at 12 o'clock noon on APR 27 2020.

IT IS SO ORDERED 3/6/20.

SANDRA KNAU
ACTING REAL ESTATE COMMISSIONER



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FILED

APR 24 2020

DEPT. OF REAL ESTATE

By *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation against:)	No. H-03247 FR
)	OAH No. 2019080804
SYNERGY PROPERTY MANAGEMENT)	
and <u>HARJINDER PAL SINGH</u> , individually)	
and as designated officer of Synergy Property)	
Management,)	
)	
Respondents.)	

ORDER EXTENDING TIME

On March 6, 2020, a Stipulation and Agreement in Settlement and Order was rendered in the above-entitled matter, ordering the revocation of Respondent HARJINDER PAL SINGH's real estate license, provided however, a restricted broker license shall be issued upon application and payment of the fee and certain terms and conditions. Said Order will become effective April 27, 2020.

Said Order provided that Respondent HARJINDER PAL SINGH, individually doing business as Nationwide Realty, is to pay a total sum of \$6,066.65 for the Commissioner's investigation and enforcement costs prior to the effective date of the Order.

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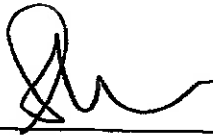
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Good cause having been shown, the time during which Respondent must satisfy the above condition is extended to October 27, 2020.

This Order shall be effective immediately.

IT IS SO ORDERED 9/17/20

SANDRA KNAU
ACTING REAL ESTATE COMMISSIONER



FLG

FILED

APR 23 2020

DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation against:

SYNERGY PROPERTY MANAGEMENT
and HARJINDER PAL SINGH, individually
and as designated officer of Synergy Property
Management,

Respondents.

) No. H-03247 FR
) OAH No. 2019080804

ORDER EXTENDING TIME

On March 6, 2020, a Stipulation and Agreement in Settlement and Order was rendered in the above-entitled matter, ordering the suspension of Respondent HARJINDER PAL SINGH's real estate license, stayed upon terms and conditions. Said Order will become effective April 27, 2020.

Said Order provided that Respondent HARJINDER PAL SINGH, as designated officer of Synergy Property Management, is to pay, jointly and severally with Respondent Synergy Property Management, a total sum of \$5,265.65 for the Commissioner's investigation and enforcement costs prior to the effective date of the Order.

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FLXG

FILED

APR 21 2020

DEPT. OF REAL ESTATE

By @Jelous

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation against:

**SYNERGY PROPERTY MANAGEMENT
and HARJINDER PAL SINGH, individually
and as designated officer of Synergy Property
Management**

Respondents.

No. H-03247 FR
OAH No. 2019080804

ORDER EXTENDING TIME

On March 6, 2020, a Stipulation and Agreement in Settlement and Order was rendered in the above-entitled matter, ordering the suspension of Respondent HARJINDER PAL SINGH's real estate license, stayed upon terms and conditions. Said Order will become effective April 27, 2020.

Said Order provided that Respondent HARJINDER PAL SINGH, as designated officer of Synergy Property Management, is to pay, jointly and severally with Respondent Synergy Property Management, a total sum of \$5,265.65 for the Commissioner's investigation and enforcement costs prior to the effective date of the Order.

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1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED

MAR 27 2020

DEPT. OF REAL ESTATE
By *Jni - gn*

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8
9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation against

13 SYNERGY PROPERTY MANAGEMENT
14 and HARJINDER PAL SINGH, individually
15 and as designated officer of Synergy Property
Management,

16 Respondents.

) No. H-03247 FR
) OAH No. 2019080804

) STIPULATION AND AGREEMENT
) IN SETTLEMENT AND ORDER

) As to Harjinder Pal Singh, individually
) doing business as Nationwide Realty

17
18
19 It is hereby stipulated by and between Respondent HARJINDER PAL SINGH,
20 individually doing business as Nationwide Realty (sometimes referred to as "Respondent"),
21 acting by and through his attorney Ameer Shah, Esq., and the Complainant, acting by and
22 through Judith B. Vasan, Counsel for the Department of Real Estate, as follows for the purpose
23 of settling and disposing of the Accusation ("Accusation") filed on May 13, 2019, in this matter:

24 1. All issues which were to be contested and all evidence which was to be
25 presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing
26 was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"),
27 shall instead and in place thereof be submitted solely on the basis of the provisions of this

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 Stipulation and Agreement (“Stipulation”).

2 2. Respondent has received, read and understands the Statement to Respondent,
3 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
4 (“Department”) in this proceeding.

5 3. Respondent filed a Notice of Defense pursuant to Section 11506 of the
6 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
7 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
8 acknowledges that he understands that by withdrawing said Notice of Defense Respondent
9 thereby waives his right to require the Commissioner to prove the allegations in the Accusation
10 at a contested hearing held in accordance with the provisions of the APA and that Respondent
11 will waive other rights afforded to him in connection with the hearing such as the right to present
12 evidence in his defense, and the right to cross-examine witnesses.

13 4. This Stipulation is based on the factual allegations contained in Paragraphs 30
14 through 35 of the Accusation in Case No. H-03247 FR pertaining to Audit No. FR170032
15 against Respondent. In the interest of expedience and economy, Respondent chooses not to
16 contest these allegations but to remain silent and understands that, as a result thereof, these
17 factual allegations, without being admitted or denied, will serve as a prima facie basis for the
18 disciplinary action stipulated to herein. The Real Estate Commissioner shall not be required to
19 provide evidence to prove said factual allegations.

20 5. It is understood by the parties that the Real Estate Commissioner may adopt
21 this Stipulation as her Decision in this matter thereby imposing the penalty and sanctions on
22 Respondent’s real estate license and license rights as set forth in the below “Order.” In the event
23 that the Commissioner in her discretion does not adopt the Stipulation, the Stipulation shall be
24 void and of no effect and Respondent shall retain the right to a hearing and proceed on the
25 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
26 made herein.

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1 average hourly salary for all persons performing audits of real estate brokers, and shall include
2 an allocation for travel time to and from the auditor's place of work. Respondent shall pay such
3 costs within sixty (60) days of receiving an invoice therefor from the Commissioner. Payment
4 of the audit costs should not be made until Respondent receives the invoice. If Respondent fails
5 to satisfy this condition in a timely manner as provided for herein, Respondent's real estate
6 licenses shall automatically be suspended until payment is made in full, or until a decision
7 providing otherwise is adopted following a hearing held pursuant to this condition

8 III.

9 All licenses and license rights of Respondent are indefinitely suspended unless or
10 until Respondent pays his proportionate share totaling \$6,066.65 for the Commissioner's
11 reasonable costs of the investigation in Investigation No. 6-16-1102-001 and enforcement in
12 Case No. H-03247 FR, which led to this disciplinary action. Said payment shall be in the form
13 of a cashier's check made payable to the Department of Real Estate. The payment of the
14 investigative and enforcement costs must be delivered to the Department of Real Estate, Flag
15 Section, at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this
16 Decision and Order.

17 IV.

18 All licenses and licensing rights of Respondent are indefinitely suspended unless
19 or until Respondent provides proof satisfactory to the Commissioner, of having taken and
20 successfully completed the continuing education course on **trust fund accounting and**
21 **handling** as specified in subdivision (a) of Section 10170.5 of the Business and Professions
22 Code. Proof of satisfaction of this requirement includes evidence that Respondent has
23 successfully completed the trust fund account and handling continuing education course, no
24 earlier than 120 days prior to the effective date of the Decision and Order in this matter. Proof
25 of completion of the trust fund accounting and handling course must be delivered to the
26 Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013
27 prior to the effective date of this Decision and Order.

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DATED: 2-11-2020



Judith B. Vasan, Counsel for
Department of Real Estate

* * *

EXECUTION OF THE STIPULATION

I have read the Stipulation, have discussed it with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in Paragraphs 5 through 10 of the pending Accusation pertaining to Audit No. FR170029 at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

Respondent shall mail the original signed signature page of the stipulation herein to Judith B. Vasan, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350, Los Angeles, California 90013-1105.

In the event of time constraints before an administrative hearing, Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by emailing a scanned copy of the signature page, as actually signed by Respondent, to the Department counsel assigned to this case. Respondent agrees, acknowledges and understands that by electronically sending the Department a scan of Respondent's actual signature as it appears on the Stipulation and Agreement that receipt of the scan by the Department shall be binding on Respondent as if the Department had received the original signed Stipulation. Respondent shall also mail the original signed signature page of this Stipulation to the Department counsel.

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1 Respondent's signature below constitutes acceptance and approval of the terms
2 and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by
3 signing this Stipulation, Respondent is bound by its terms as of the date of such signatures and
4 that this agreement is not subject to rescission or amendment at a later date except by a separate
5 Decision and Order of the Real Estate Commissioner.

6
7 DATED: _____

8 _____
9 HARJINDER PAL SINGH, doing business as
10 Nationwide Realty
11 Respondent

12 DATED: 02/11/2020

13 Ameer Shah
14 Ameer Shah, Esq.
15 Counsel for Respondent
16 Approved as to Form

17 * * *

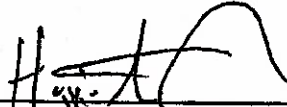
18 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
19 Respondent HARJINDER PAL SINGH, doing business as Nationwide Realty, and shall become
20 effective at 12 o'clock noon on _____.

21 IT IS SO ORDERED _____.

22 SANDRA KNAU
23 ACTING REAL ESTATE COMMISSIONER
24 _____
25
26
27

1 Respondent's signature below constitutes acceptance and approval of the terms
2 and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by
3 signing this Stipulation, Respondent is bound by its terms as of the date of such signatures and
4 that this agreement is not subject to rescission or amendment at a later date except by a separate
5 Decision and Order of the Real Estate Commissioner.

6
7 DATED: 2/11/20


8 HARJINDER PAL SINGH, doing business as
9 Nationwide Realty
Respondent

10 DATED: _____


11 _____
12 Ameer Shah, Esq.
13 Counsel for Respondent
14 Approved as to Form

15 * * *

16 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
17 Respondent HARJINDER PAL SINGH, doing business as Nationwide Realty, and shall become
18 effective at 12 o'clock noon on APR 27 2020.

19 IT IS SO ORDERED 3/6/20.

20 SANDRA KNAU
21 ACTING REAL ESTATE COMMISSIONER

22 
23 _____

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED

MAR 27 2020

DEPT. OF REAL ESTATE

By 

9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation against

13 SYNERGY PROPERTY MANAGEMENT
14 and HARJINDER PAL SINGH, individually
15 and as designated officer of Synergy Property
Management,

16 Respondents.

No. H-03247 FR
OAH No. 2019080804

STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER

As to Harjinder Pal Singh, as designated
officer of Synergy Property Management
only

19 It is hereby stipulated by and between Respondent HARJINDER PAL SINGH, as
20 designated officer of Synergy Property Management (sometimes referred to as "Respondent"),
21 and the Complainant, acting by and through Judith B. Vasan, Counsel for the Department of Real
22 Estate, as follows for the purpose of settling and disposing of the Accusation ("Accusation")
23 filed on May 13, 2019, in this matter:

24 1. All issues which were to be contested and all evidence which was to be
25 presented by Complainant and Respondent at a formal hearing on the Accusation, which hearing
26 was to be held in accordance with the provisions of the Administrative Procedure Act ("APA"),
27 shall instead and in place thereof be submitted solely on the basis of the provisions of this

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 Stipulation and Agreement ("Stipulation").

2 2. Respondent has received, read and understands the Statement to Respondent,
3 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
4 ("Department") in this proceeding.

5 3. Respondent filed a Notice of Defense pursuant to Section 11506 of the
6 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
7 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
8 acknowledges that he understands that by withdrawing said Notice of Defense Respondent
9 thereby waives his right to require the Commissioner to prove the allegations in the Accusation
10 at a contested hearing held in accordance with the provisions of the APA and that Respondent
11 will waive other rights afforded to him in connection with the hearing such as the right to present
12 evidence in his defense, and the right to cross-examine witnesses.

13 4. This Stipulation is based on the factual allegations contained in Paragraphs 5
14 through 11 of the Accusation in Case No. H-03247 FR pertaining to Audit No. FR170029
15 against Respondent. In the interest of expedience and economy, Respondent chooses not to
16 contest these allegations but to remain silent and understands that, as a result thereof, these
17 factual allegations, without being admitted or denied, will serve as a prima facie basis for the
18 disciplinary action stipulated to herein. The Real Estate Commissioner shall not be required to
19 provide evidence to prove said factual allegations.

20 5. It is understood by the parties that the Real Estate Commissioner may adopt
21 this Stipulation as her Decision in this matter thereby imposing the penalty and sanctions on
22 Respondent's real estate license and license rights as set forth in the below "Order." In the event
23 that the Commissioner in her discretion does not adopt the Stipulation, the Stipulation shall be
24 void and of no effect and Respondent shall retain the right to a hearing and proceed on the
25 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
26 made herein.

27 ///

1 date of this Decision and Order. Should such a determination be made, the Commissioner may,
2 in her discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed
3 suspension. Should no such determination be made, the stay imposed herein shall become
4 permanent.

5 II.

6 Pursuant to Code section 10148, Respondent shall pay the Commissioner's
7 reasonable costs for the audit in Audit No. FR170029 which led to this disciplinary action in the
8 total amount of \$4,461.50. Respondent shall pay such costs within sixty (60) days of receiving
9 an invoice therefore from the Commissioner. Payment of the audit costs should not be made
10 until Respondent receives the invoice. Respondent is jointly and severally liable for the costs of
11 the audit with Respondent Synergy Property Management. If Respondent fails to satisfy this
12 condition in a timely manner as provided for herein, Respondent's real estate licenses shall
13 automatically be suspended until payment is made in full, or until a decision providing
14 otherwise is adopted following a hearing held pursuant to this condition.

15 III.

16 All licenses and license rights of Respondent are indefinitely suspended unless or
17 until Respondent pays the total sum of \$5,265.65 (\$8,822.50 investigation costs + \$1,708.80
18 enforcement costs = \$10,531.30/2 = \$5,265.65 total sum) for the Commissioner's reasonable
19 costs of the investigation in Investigation No. 6-16-1102-001 and enforcement in Case No. H-
20 03247 FR, which led to this disciplinary action. Respondent is jointly and severally liable for
21 the costs of the investigation and enforcement in the total sum of \$5,265.65 with Respondent
22 Synergy Property Management. Said payment shall be in the form of a cashier's check made
23 payable to the Department of Real Estate. The payment of the investigative and enforcement
24 costs must be delivered to the Department of Real Estate, Flag Section, at P.O. Box 137013,
25 Sacramento, CA 95813-7013, prior to the effective date of this Decision and Order.

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2 DATED: 2-4-2020


3 Judith B. Vasan, Counsel for
4 Department of Real Estate

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6 EXECUTION OF THE STIPULATION

7 I have read the Stipulation, have discussed it with my counsel, and its terms are
8 understood by me and are agreeable and acceptable to me. I understand that I am waiving rights
9 given to me by the California Administrative Procedure Act (including but not limited to
10 Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently
11 and voluntarily waive those rights, including the right of requiring the Commissioner to prove
12 the allegations in Paragraphs 5 through 10 of the pending Accusation pertaining to Audit No.
13 FR170029 at a hearing at which I would have the right to cross-examine witnesses against me
14 and to present evidence in defense and mitigation of the charges.

15 Respondent shall mail the original signed signature page of the stipulation herein
16 to Judith B. Vasan, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St.,
17 Suite 350, Los Angeles, California 90013-1105.

18 In the event of time constraints before an administrative hearing, Respondent can
19 signify acceptance and approval of the terms and conditions of this Stipulation and Agreement
20 by emailing a scanned copy of the signature page, as actually signed by Respondent, to the
21 Department counsel assigned to this case. Respondent agrees, acknowledges and understands
22 that by electronically sending the Department a scan of Respondent's actual signature as it
23 appears on the Stipulation and Agreement that receipt of the scan by the Department shall be
24 binding on Respondent as if the Department had received the original signed Stipulation.
25 Respondent shall also mail the original signed signature page of this Stipulation to the
26 Department counsel.


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Respondent's signature below constitutes acceptance and approval of the terms and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by signing this Stipulation, Respondent is bound by its terms as of the date of such signatures and that this agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Real Estate Commissioner.

DATED: 02/04/20


HARJINDER PAL SINGH, as designated officer
of Synergy Property Management
Respondent

The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent HARJINDER PAL SINGH, as designated officer of Synergy Property Management, and shall become effective at 12 o'clock noon on APR 27 2020

IT IS SO ORDERED 3/6/20

SANDRA KNAU
ACTING REAL ESTATE COMMISSIONER

