

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 137007
3 Sacramento, CA 95813-7007
4 Telephone: (916) 576-8700
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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of:)	Case No. H-3460 FR
)	
12 ATELLA PROPERTIES, INC.)	<u>STIPULATION AND AGREEMENT</u>
13 and JEREMY DAVID JENNINGS,)	<u>IN SETTLEMENT AND ORDER</u>
)	
14 Respondents.)	
)	

15 It is hereby stipulated by and between Respondent ATELLA PROPERTIES,
16 INC. ("ATELLA") and JEREMY DAVID JENNINGS ("JENNINGS") (collectively referred to
17 as "Respondents"), and the Complainant, acting by and through Kyle Jones, Counsel for the
18 Department of Real Estate, as follows for the purpose of settling and disposing of the
19 Accusation filed on September 14, 2022, in this matter:

20 1. All issues which were to be contested and all evidence which was to be
21 presented by Complainant and Respondents at a formal hearing on the Accusation, which
22 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
23 ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions of
24 this Stipulation and Agreement In Settlement and Order ("Stipulation and Agreement").

25 2. Respondents have received, read and understand the Statement to
26 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department
27 of Real Estate in this proceeding.

1 3. Respondents filed Notices of Defense pursuant to Section 11505 of the
2 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
3 Respondents hereby freely and voluntarily withdraw said Notices of Defense. Respondents
4 acknowledge that they understand that by withdrawing said Notices of Defense they will
5 thereby waive their rights to require the Real Estate Commissioner ("Commissioner") to prove
6 the allegations in the Accusation at a contested hearing held in accordance with the provisions
7 of the APA, and that they will waive other rights afforded to them in connection with the
8 hearing, such as the right to present evidence in defense of the allegations in the Accusation
9 and the right to cross-examine witnesses.

10 4. Respondent, pursuant to the limitations set forth below and solely for the
11 purpose of this Stipulation and Agreement, waives any requirement that the Commissioner be
12 required to provide further evidence to prove the factual allegations in the Accusation filed in
13 this proceeding and stipulates that the Commissioner may properly impose discipline as set forth
14 herein as if the evidence in the Commissioner's possession and any allegations based thereon had
15 been proven.

16 5. This Stipulation and Agreement is made for the purpose of reaching an
17 agreed disposition of this proceeding and is expressly limited to this proceeding and any other
18 proceeding or case in which the Department, the state or federal government, any agency of
19 this state, or an agency of another state is involved.

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

27

1 7. The Order or any subsequent Order of the Real Estate Commissioner made
2 pursuant to this Stipulation and Agreement shall not constitute an estoppel, merger or bar to
3 any further administrative or civil proceedings by the Department of Real Estate with respect
4 to any matters which were not specifically alleged to be causes for accusation in this
5 proceeding.

6 8. Respondents understand that by agreeing to this Stipulation and Agreement,
7 Respondents agree to be responsible for jointly and severally paying, pursuant to Section 10148
8 of the California Business and Professions Code ("Code"), the costs of the audit which resulted
9 in the determination that Respondents committed the trust fund violation(s) found in the
10 Determination of Issues. The amount of such costs is \$2,264.00.

11 9. Respondents further understand that by agreeing to this Stipulation and
12 Agreement, the findings set forth below in the Determination of Issues become final, and that the
13 Commissioner may charge said Respondents for the costs of any audit conducted pursuant to
14 Section 10148 of the Code to determine if the violations have been corrected and hold
15 Respondents jointly and severally responsible for paying the costs of the follow up audit. The
16 maximum costs of said audit shall not exceed \$2,830.00.

17 10. Respondents further understand that by agreeing to this Stipulation and
18 Agreement, Respondents agree to be responsible for jointly and severally paying, pursuant to
19 Section 10106 of the Code, the costs of the investigation and enforcement of this case which
20 resulted in the determination that Respondents committed the violation(s) found in the
21 Determination of Issues. The amount of such cost is \$1,829.50.

22 DETERMINATION OF ISSUES

23 By reason of the foregoing stipulations, admissions, and waivers, and solely for
24 the purpose of settlement of the pending Accusation without further proceedings, it is stipulated
25 and agreed that the following Determination of Issues shall be made:

26 The acts and/or omissions of ATELLA as described in the Accusation are grounds
27 for the suspension or revocation of the licenses and license rights of ATELLA under the

1 provisions of Sections 10145, 10177(d), and 10177(g) of the Code, and Section 2832.1 of Title
2 10 of the California Code of the Regulations ("Regulations").

3 The acts and/or omissions of JENNINGS as described in the Accusation are
4 grounds for the suspension or revocation of the licenses and license rights of JENNINGS under
5 the provisions of Sections 10145, 10159.2, 10177(d), 10177(g), and 10177(h) of the Code, and
6 Section 2725 of the Regulations.

7 ORDER

8 I.

9 AS TO ATELLA

10 All licenses and licensing rights of ATELLA under the Real Estate Law are
11 suspended for a period of ninety (90) days from the effective date of this Order; provided,
12 however, that:

13 1. Thirty (30) days of said suspension shall be stayed upon the condition that
14 ATELLA petitions pursuant to Section 10175.2 of the Code and pays a monetary penalty
15 pursuant to Section 10175.2 of the Code, at a rate of \$50.00 for each day of the suspension, for a
16 total monetary penalty of \$1,500.00.

17 a. Said payment shall be in the form of a cashier's check made payable to
18 the Department of Real Estate. Said check must be delivered to the Department of Real Estate,
19 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this
20 Order.

21 b. No further cause for disciplinary action against the real estate license
22 of ATELLA occurs within two (2) years from the effective date of the Order in this matter.

23 c. If ATELLA fails to pay the monetary penalty in accordance with the
24 terms and conditions of the Decision, the Commissioner may, without a hearing, order the
25 immediate execution of all or any part of the stayed suspension, in which event, ATELLA shall
26 not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the
27 Department under the terms of this decision.

d. If ATELLA pays the monetary penalty, and if no further cause for disciplinary action against the real estate license of ATELLA occurs within two (2) years from the effective date of the Decision herein, then the stay hereby granted shall become permanent.

2. The remaining sixty (60) days of said suspension shall be stayed for two (2) years upon the following terms and conditions:

a. ATELLA shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California, and

b. That no final subsequent determination be made, after hearing or upon stipulation, that cause for disciplinary action occurred within two (2) years from the effective date of this Order. Should such a determination be made, the Commissioner may, in his discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed suspension. Should no such determination be made, the stay imposed herein shall become permanent.

II.

AS TO JENNINGS

All licenses and licensing rights of JENNINGS under the Real Estate Law are suspended for a period of ninety (90) days from the effective date of this Order; provided, however, that:

1. Thirty (30) days of said suspension shall be stayed upon the condition that JENNINGS petitions pursuant to Section 10175.2 of the Code and pays a monetary penalty pursuant to Section 10175.2 of the Code, at a rate of \$50.00 for each day of the suspension, for a total monetary penalty of \$1,500.00.

a. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. Said check must be delivered to the Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this Order.

b. No further cause for disciplinary action against the real estate license

1 of JENNINGS occurs within two (2) years from the effective date of the Order in this matter.

2 c. If JENNINGS fails to pay the monetary penalty in accordance with the
3 terms and conditions of the Decision, the Commissioner may, without a hearing, order the
4 immediate execution of all or any part of the stayed suspension, in which event, JENNINGS
5 shall not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the
6 Department under the terms of this decision.

7 d. If JENNINGS pays the monetary penalty, and if no further cause for
8 disciplinary action against the real estate license of JENNINGS occurs within two (2) years
9 from the effective date of the Decision herein, then the stay hereby granted shall become
10 permanent.

11 2. The remaining sixty (60) days of said suspension shall be stayed for two (2)
12 years upon the following terms and conditions:

13 a. JENNINGS shall obey all laws, rules and regulations governing the
14 rights, duties and responsibilities of a real estate licensee in the State of California, and

15 b. That no final subsequent determination be made, after hearing or
16 upon stipulation, that cause for disciplinary action occurred within two (2) years from the
17 effective date of this Order. Should such a determination be made, the Commissioner may, in
18 his discretion, vacate and set aside the stay order and re-impose all or a portion of the stayed
19 suspension. Should no such determination be made, the stay imposed herein shall become
20 permanent.

21 3. All licenses and licensing rights of JENNINGS are indefinitely suspended
22 unless or until JENNINGS provides proof satisfactory to the Commissioner, of having taken and
23 successfully completed the continuing education course on trust fund accounting and handling
24 specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. Proof of
25 satisfaction of these requirements includes evidence that JENNINGS has successfully completed
26 the trust fund accounting and handling continuing education course, no earlier than one hundred
27 twenty (120) days prior to the effective date of the Order in this matter. Proof of completion of

1 the trust fund accounting and handling course must be delivered to the Department of Real
2 Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date
3 of this Order.

4 III.

5 AS TO ATELLA AND JENNINGS JOINTLY AND SEVERALLY

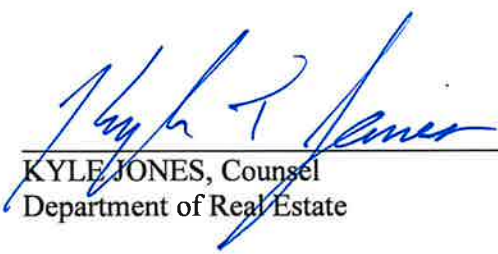
6 1. Pursuant to Section 10148 of the Code, Respondents, jointly and severally,
7 shall pay the sum of \$2,264.00 for the Commissioner's cost of the audit which led to this
8 disciplinary action. Respondents shall pay such cost within sixty (60) days of receiving an
9 invoice therefore from the Commissioner. The Commissioner shall indefinitely suspend all
10 licenses and licensing rights of Respondents pending a hearing held in accordance with Section
11 11500, et seq., of the Government Code, if payment is not timely made as provided for herein,
12 or as provided for in a subsequent agreement between Respondents and the Commissioner.
13 The suspension shall remain in effect until payment is made in full or until Respondents enter
14 into an agreement satisfactory to the Commissioner to provide for payment, or until a decision
15 providing otherwise is adopted following a hearing held pursuant to this condition.

16 2. Respondents, jointly and severally, shall pay the Commissioner's costs, not
17 to exceed \$2,830, of any audit conducted pursuant to Section 10148 of the Code to determine if
18 Respondents have corrected the violations described in the Determination of Issues, above, and
19 any other violations found in the audit which led to this disciplinary action.
20 In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use
21 the estimated average hourly salary for all persons performing audits of real estate brokers, and
22 shall include an allocation for travel time to and from the auditor's place of work. Respondents
23 shall pay such cost within sixty (60) days of receiving an invoice therefore from the
24 Commissioner detailing the activities performed during the audit and the amount of time spent
25 performing those activities. If Respondents fail to pay such cost within the sixty (60) days, the
26 Commissioner shall indefinitely suspend all licenses and licensing rights of Respondents under
27 the Real Estate Law until payment is made in full or until Respondents enter into an agreement

1 satisfactory to the Commissioner to provide for payment. Upon full payment, the indefinite
2 suspension provided for in this paragraph shall be stayed.

3 3. All licenses and licensing rights of Respondents, are indefinitely suspended
4 unless or until Respondents, jointly and severally, pay the sum of \$1,829.50 for the
5 Commissioner's reasonable cost of the investigation and enforcement which led to this
6 disciplinary action. Said payment shall be in the form of a cashier's check or certified check
7 made payable to the Real Estate Fund. The investigative and enforcement costs must be
8 delivered to the Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA
9 95813-7013, prior to the effective date of this Order.

10
11 1/2/23
12 DATED

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14 KYLE JONES, Counsel
15 Department of Real Estate


16 * * *

17 I have read the Stipulation and Agreement in Settlement and Order and its terms
18 are understood by me and are agreeable and acceptable to me. I understand that I am waiving
19 rights 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,
21 intelligently, and voluntarily waive those rights, including the right of requiring the
22 Commissioner to prove the allegations in the Accusation at a hearing at which I would have the
23 right to cross-examine witnesses against me and to present evidence in defense and mitigation
24 of the charges.

25 Respondent can signify acceptance and approval of the terms and conditions of
26 this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by
27 Respondent, to the Department at fax number (916) 576-7840 or by e-mail to
kyle.jones@dre.ca.gov. Respondent agrees, acknowledges, and understands that by
electronically sending to the Department a copy of Respondent's actual signature as it appears

1 on the Stipulation and Agreement, that receipt of the copy by the Department shall be as
2 binding on Respondent as if the Department had received the original signed Stipulation and
3 Agreement.

4
5 January 30th, 2023
6 DATED


JEREMY DAVID JENNINGS
Designated Officer for Respondent,
ATELLA PROPERTIES, INC.


8
9 January 30th, 2023
10 DATED


JEREMY DAVID JENNINGS
Respondent

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14 The foregoing Stipulation and Agreement is hereby adopted as my Decision in
15 this matter and shall become effective at 12 o'clock noon on APR 10 2023

16 IT IS SO ORDERED 3.17.23, 2023.

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18 
19 DOUGLAS R. McCAULEY
20 REAL ESTATE COMMISSIONER
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