

FILED

NOV 12 2025

DEPT. OF REAL ESTATE

By

1 Department of Real Estate  
2 320 W. 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105  
4 Telephone: (213) 559-5990  
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7

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of  
12 HUFF REAL ESTATE, INC. and  
13 PETER MATTHEW HUFF,  
14 individually and as designated officer  
of Huff Real Estate, Inc.,

15 Respondents.  
16

) DRE No. H-03583 FR  
) OAH No. 2025040894

) STIPULATION AND  
) AGREEMENT IN SETTLEMENT  
) AND ORDER

17 It is hereby stipulated by and between Respondents HUFF REAL ESTATE, INC.  
18 and PETER MATTHEW HUFF, individually and as the designated officer of Huff Real Estate,  
19 Inc. (sometimes collectively referred to as "Respondents"), acting by and through their attorneys,  
20 Frank M. Buda, Esq. of Law Office of Frank M. Buda, and the Complainant, acting by and  
21 through Kathy Yi, Counsel for the Department of Real Estate, as follows for the purpose of  
22 settling and disposing of Accusation filed on April 1, 2025 ("Accusation"), in this matter:

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

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

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

4                   3. Respondents filed a Notice of Defense pursuant to Section 11506 of the  
5 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.  
6 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents  
7 acknowledge that they understand that by withdrawing said Notice of Defense they thereby  
8 waive their right to require the Commissioner to prove the allegations in the Accusation at a  
9 contested hearing held in accordance with the provisions of the APA and that they will waive  
10 other rights afforded to them in connection with the hearing such as the right to present evidence  
11 in their defense, and the right to cross-examine witnesses.

12                   4. This Stipulation is based on the factual allegations contained in the Accusation  
13 filed in this proceeding. In the interest of expedience and economy, Respondents choose not to  
14 contest these factual allegations, but to remain silent and understand that, as a result thereof,  
15 these factual statements, will serve as a prima facie basis for the disciplinary action stipulated to  
16 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove  
17 such allegations.

18                   5. This Stipulation is made for the purpose of reaching an agreed disposition of  
19 this proceeding and is expressly limited to this proceeding and not any other proceeding or case  
20 in which the Department, or another licensing agency of this state, another state, or the federal  
21 government is involved, and otherwise shall not be admissible in any criminal or civil  
22 proceeding.

23                   6. It is understood by the parties that the Real Estate Commissioner may adopt  
24 this Stipulation as her Decision in this matter thereby imposing the penalty and sanctions on  
25 Respondents’ real estate licenses and license rights as set forth in the below “Order.” In the  
26 event that the Commissioner in her discretion does not adopt the Stipulation, the Stipulation shall  
27 be void and of no effect and Respondents shall retain the right to a hearing and proceed on the

1 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver  
2 made herein.

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

7 **DETERMINATION OF ISSUES**

8 By reason of the foregoing, and solely for the purpose of settlement of the  
9 pending Accusation without a hearing, it is stipulated and agreed that the following  
10 Determination of Issues shall be made:

11 The conduct, acts or omissions of Respondent HUFF REAL ESTATE, INC., as  
12 set forth in the Accusation, are in violation of California Business and Professions Code  
13 ("Code") sections 10145 and 10176(e), and Sections 2832, 2831, 2831.1, 2831.2 and 2731 of  
14 Title 10, Chapter 6 of the California Code of Regulations ("Regulation") and are a basis for  
15 discipline of Respondent HUFF REAL ESTATE, INC.'s licenses and licensing rights pursuant to  
16 Code sections 10177(d) and/or 10177(g).

17 The conduct, acts or omissions of Respondent PETER MATTHEW HUFF, as set  
18 forth in the Accusation, are in violation of Code section 10159.2 and Regulation section 2725  
19 and are a basis for discipline of Respondent PETER MATTHEW HUFF's licenses and licensing  
20 rights pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).

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**(HUFF REAL ESTATE, INC.)**

licenses and licensing rights of Respondent HUFF REAL ESTATE, INC.

A. The initial thirty (30) days of said suspension shall be stayed upon the following terms and conditions:

2. 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, 651 Bannon Street, Suite 504, Sacramento, CA 95811, **prior to the effective date of this Decision and Order.**

4. If Respondent HUFF REAL ESTATE, INC. pays the monetary penalty and if no further cause for disciplinary action occurs within two (2) years from the effective date of the Decision, the entire stay hereby granted pursuant to this Decision and Order shall become permanent.

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1 B. The remaining thirty (30) days of the sixty (60) day suspension shall be  
2 stayed for two (2) years upon the following terms and conditions:

3 1. That Respondent HUFF REAL ESTATE, INC. shall obey all laws,  
4 rules and regulations governing the rights, duties and responsibilities of a real estate licensee in  
5 the State of California; and

6 2. That no final subsequent determination be made after hearing or  
7 upon stipulation, that cause for disciplinary action occurred within two (2) years from the  
8 effective date of this Decision and Order. Should such a determination be made, the  
9 Commissioner may, in her discretion, vacate and set aside the stay order and re-impose all or a  
10 portion of the stayed suspension. Should no such determination be made under this section, the  
11 stay imposed herein shall become permanent.

## 12 II. AUDIT COSTS

13 Pursuant to Code section 10148, Respondent HUFF REAL ESTATE, INC. shall,  
14 jointly and severally with Respondent PETER MATTHEW HUFF, pay the Commissioner's  
15 reasonable costs for the audit which led to this disciplinary action in the amount of **\$5,253.00**.  
16 Respondents shall pay such costs within sixty (60) days of receiving an invoice therefor from the  
17 Commissioner. Payment of the audit costs should not be made until Respondents receive the  
18 invoice. If Respondent HUFF REAL ESTATE, INC. fails to satisfy this condition in a timely  
19 manner as provided for herein, Respondent HUFF REAL ESTATE, INC.' real estate licenses  
20 shall automatically be suspended until payment is made in full, or until a decision providing  
21 otherwise is adopted following a hearing held pursuant to this condition.

## 22 III. SUBSEQUENT AUDIT COSTS

23 Pursuant to Code section 10148, Respondent HUFF REAL ESTATE, INC. shall,  
24 jointly and severally with Respondent PETER MATTHEW HUFF, pay the Commissioner's  
25 reasonable costs, not to exceed **\$6,566.25**, for a subsequent audit to determine if Respondents  
26 have corrected the violations found in the Determination of Issues. In calculating the amount of  
27 the Commissioner's reasonable costs, the Commissioner may use the estimated average hourly

1 salary for all persons performing audits of real estate brokers, and shall include an allocation for  
 2 travel time to and from the auditor's place of work. Respondent HUFF REAL ESTATE, INC.  
 3 shall pay such costs within sixty (60) days of receiving an invoice therefor from the  
 4 Commissioner. If Respondent HUFF REAL ESTATE, INC. fails to satisfy this condition in a  
 5 timely manner as provided for herein, Respondent HUFF REAL ESTATE, INC.' 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 IV. INVESTIGATION AND ENFORCEMENT COSTS

9 Respondent HUFF REAL ESTATE, INC. shall pay, jointly and severally with  
 10 Respondent PETER MATTHEW HUFF, the sum of **\$3,344.60**, which is the Commissioner's  
 11 reasonable cost of the investigation (\$1,800.20) and enforcement (\$1,544.40) that led to this  
 12 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the  
 13 Department of Real Estate. The investigative and enforcement costs must be delivered to the  
 14 Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA  
 15 95811, **prior to the effective date of this Decision and Order.** Payment of investigation and  
 16 enforcement costs should not be made until the Stipulation has been approved by the  
 17 Commissioner. If Respondent HUFF REAL ESTATE, INC. fails to satisfy this condition in a  
 18 timely manner as provided for herein, Respondent HUFF REAL ESTATE, INC.' real estate  
 19 licenses shall automatically be suspended until payment is made in full, or until a decision  
 20 proving otherwise is adopted following a hearing pursuant to this condition.

21 **(PETER MATTHEW HUFF)**

#### 22 I. STAYED SUSPENSION OF REAL ESTATE LICENSE

23 All licenses and licensing rights of Respondent PETER MATTHEW HUFF under  
 24 the Real Estate Law are suspended for a period of ~~thirty (30)~~ **thirty (30) days** from the effective date of this  
 25 Decision; provided, however, that:

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27 ///

(K.Y.)

DS  
PH

Frank  
M.  
Buda

Digitally signed by Frank  
M. Buda  
DN: cn=Frank M. Buda  
gn=Frank M. Buda  
c=United States I=US  
o=Law Offices of Frank M.  
Buda e=FRMguy@aol.com  
Reason: I am the author of  
this document  
Location:  
Date: 2025-11-21  
11:04+16:00

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1                   A. The initial thirty (30) days of said suspension shall be stayed upon the  
2 following terms and conditions:

3                   1. Respondent PETER MATTHEW HUFF shall pay a monetary  
4 penalty, pursuant to Code section 10175.2, at the rate of \$50.00 per day for each of the thirty (30)  
5 days of suspension for a total monetary penalty of **\$1,500.00**.

6                   2. Said payment shall be in the form of a cashier's check made  
7 payable to the Department of Real Estate. Said check must be delivered to the Department of  
8 Real Estate, 651 Bannan Street, Suite 504, Sacramento, CA 95811, **prior to the effective date of**  
9 **this Decision and Order.**

10                  3. If Respondent PETER MATTHEW HUFF fails to pay the  
11 monetary penalty in accordance with the terms and conditions of the Decision and Order, the  
12 suspension shall go into effect automatically. Respondent PETER MATTHEW HUFF shall not  
13 be entitled to any repayment nor credit, prorated or otherwise, for money paid to the Department  
14 under the terms of this Decision and Order.

15                  4. If Respondent PETER MATTHEW HUFF pays the monetary  
16 penalty and if no further cause for disciplinary action occurs within two (2) years from the  
17 effective date of the Decision, the entire stay hereby granted pursuant to this Decision and Order  
18 shall become permanent.

19                  B. The remaining thirty (30) days of the sixty (60) day suspension shall be  
20 stayed for two (2) years upon the following terms and conditions:

21                  1. That Respondent PETER MATTHEW HUFF shall obey all laws,  
22 rules and regulations governing the rights, duties and responsibilities of a real estate licensee in  
23 the State of California; and

24                  2. That no final subsequent determination be made after hearing or  
25 upon stipulation, that cause for disciplinary action occurred within two (2) years from the  
26 effective date of this Decision and Order. Should such a determination be made, the  
27 Commissioner may, in her discretion, vacate and set aside the stay order and re-impose all or a

1 portion of the stayed suspension. Should no such determination be made under this section, the  
2 stay imposed herein shall become permanent.

3 **II. AUDIT COSTS**

4 Pursuant to Code section 10148, Respondent PETER MATTHEW HUFF shall,  
5 jointly and severally with Respondent HUFF REAL ESTATE, INC., pay the Commissioner's  
6 reasonable costs for the audit which led to this disciplinary action in the amount of **\$5,253.00**.  
7 Respondents shall pay such costs within sixty (60) days of receiving an invoice therefor from the  
8 Commissioner. Payment of the audit costs should not be made until Respondents receive the  
9 invoice. If Respondent PETER MATTHEW HUFF fails to satisfy this condition in a timely  
10 manner as provided for herein, Respondent PETER MATTHEW HUFF's real estate licenses  
11 shall automatically be suspended until payment is made in full, or until a decision providing  
12 otherwise is adopted following a hearing held pursuant to this condition.

13 **III. SUBSEQUENT AUDIT COSTS**

14 Pursuant to Code section 10148, Respondent PETER MATTHEW HUFF shall,  
15 jointly and severally with Respondent HUFF REAL ESTATE, INC., pay the Commissioner's  
16 reasonable costs, not to exceed **\$6,566.25**, for a subsequent audit to determine if Respondents  
17 have corrected the violations found in the Determination of Issues. In calculating the amount of  
18 the Commissioner's reasonable costs, the Commissioner may use the estimated average hourly  
19 salary for all persons performing audits of real estate brokers, and shall include an allocation for  
20 travel time to and from the auditor's place of work. Respondent PETER MATTHEW HUFF  
21 shall pay such costs within sixty (60) days of receiving an invoice therefor from the  
22 Commissioner. If Respondent PETER MATTHEW HUFF fails to satisfy this condition in a  
23 timely manner as provided for herein, Respondent PETER MATTHEW HUFF'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 IV. INVESTIGATION AND ENFORCEMENT COSTS

2 Respondent PETER MATTHEW HUFF shall pay, jointly and severally with  
3 Respondent HUFF REAL ESTATE, INC., the sum of **\$3,344.60**, which is the Commissioner's  
4 reasonable cost of the investigation (\$1,800.20) and enforcement (\$1,544.40) that led to this  
5 disciplinary action. Said payment shall be in the form of a cashier's check made payable to the  
6 Department of Real Estate. The investigative and enforcement costs must be delivered to the  
7 Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA  
8 95811, **prior to the effective date of this Decision and Order.** Payment of investigation and  
9 enforcement costs should not be made until the Stipulation has been approved by the  
10 Commissioner. If Respondent PETER MATTHEW HUFF fails to satisfy this condition in a  
11 timely manner as provided for herein, Respondent PETER MATTHEW HUFF's real estate  
12 licenses shall automatically be suspended until payment is made in full, or until a decision  
13 proving otherwise is adopted following a hearing pursuant to this condition.

14 V. TRUST FUND ACCOUNTING AND HANDLING COURSE

15 Respondent PETER MATTHEW HUFF shall, within nine (9) months from the  
16 effective date of this Decision and Order, present evidence satisfactory to the Real Estate  
17 Commissioner that Respondent has, since the most recent issuance of an original or renewal real  
18 estate license, taken and successfully completed the continuing education course on trust fund  
19 accounting and handling specified in paragraph (3) of subdivision (a) of Code Section 10170.5.  
20 If Respondent PETER MATTHEW HUFF fails to satisfy this condition, Respondent PETER  
21 MATTHEW HUFF's real estate license shall be automatically suspended until he presents  
22 evidence satisfactory to the Commissioner of having taken and successfully completed the trust  
23 fund accounting and handling course. Proof of completion of the continuing education course  
24 must be delivered to the Department of Real Estate, Flag Section, Flag Section at 651 Bannon


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1 Street, Suite 504, Sacramento, CA 95811.

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3 DATED: September 30, 2025

  
Kathy Yi, Counsel for  
Department of Real Estate

5 \* \* \*

6 **EXECUTION OF THE STIPULATION**


7 Respondents have read the Stipulation, have discussed it with their counsel, and  
8 its terms are understood by Respondents and are agreeable and acceptable to Respondents.  
9 Respondents understand that Respondents are waiving rights given to them by the California  
10 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and  
11 11513 of the Government Code), and Respondents willingly, intelligently and voluntarily waive  
12 those rights, including the right of requiring the Commissioner to prove the allegations in the  
13 Accusation at a hearing at which Respondents would have the right to cross-examine witnesses  
14 against them and to present evidence in defense and mitigation of the charges.

15 Respondents agree, acknowledge, and understand that Respondents cannot  
16 rescind or amend this Stipulation and Agreement. By signing this Stipulation, Respondents  
17 understand and agree that Respondents may not withdraw Respondents' agreement or seek to  
18 rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to  
19 the effective date of the Stipulation and Order.

20 Respondents can signify acceptance and approval of the terms and conditions of  
21 this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as  
22 actually signed by Respondents, to the Department. Respondents agree, acknowledge, and  
23 understand that by electronically sending to the Department an electronic copy of Respondents'  
24 actual signatures, as they appear on the Stipulation, that receipt of the emailed copy by the  
25 Department shall be as binding on Respondents as if the Department had received the original  
26 signed Stipulation. Alternatively, Respondents can signify acceptance and approval of the terms  
27 and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and

1 Agreement to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los  
2 Angeles, California 90013-1105.

3  
4 Dated: 9-25-25

  
HUFF REAL ESTATE, INC.

Respondent


By: PETER HUFF

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8 Dated: 9-25-25

  
PETER MATTHEW HUFF

Respondent

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10  
11 Dated: 9-25-25


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

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14 \* \* \*

15 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to  
16 Respondents HUFF REAL ESTATE, INC. and PETER MATTHEW HUFF, individually and as  
17 Designated Officer of Huff Real Estate, Inc., and shall become effective at 12 o'clock noon on  
18 DEC - 2 2025

19 IT IS SO ORDERED 11/4/2025

20  
21 CHIKA SUNQUIST  
22 REAL ESTATE COMMISSIONER

23  
24   
25 By: Marcus L. McCarther  
26 Chief Deputy Real Estate Commissioner  
27