

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
Telephone: (213) 559-5990

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8 BEFORE THE DEPARTMENT OF REAL ESTATE
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STATE OF CALIFORNIA

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In the Matter of the Accusation of) DRE No. H-03583 FR
12) OAH No. 2025040894
HUFF REAL ESTATE, INC. and)
13 PETER MATTHEW HUFF,) STIPULATION AND
14 individually and as designated officer) AGREEMENT IN SETTLEMENT
of Huff Real Estate, Inc.,) AND ORDER
15 Respondents.)
16 _____)

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

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

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

-Page 1 of 11-

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.

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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ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

(HUFF REAL ESTATE, INC.)

I. STAYED SUSPENSION OF REAL ESTATE LICENSE

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

under the Real Estate Law are suspended for a period of **sixty (60) days** from the effective date of this Decision; provided, however, that:

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

1. Respondent HUFF REAL ESTATE, INC. shall pay a monetary penalty, pursuant to Code section 10175.2, at the rate of \$50.00 per day for each of the thirty (30) days of suspension for a total monetary penalty of \$1,500.00.

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.

3. If Respondent HUFF REAL ESTATE, INC. fails to pay the monetary penalty in accordance with the terms and conditions of the Decision and Order, the suspension shall go into effect automatically. Respondent HUFF REAL ESTATE, INC. shall not be entitled to any repayment nor credit, prorated or otherwise, for money paid to the Department under the terms 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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B. The remaining thirty (30) days of the sixty (60) day suspension shall be stayed for two (2) years upon the following terms and conditions:

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

2. 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 Decision and Order. Should such a determination be made, the Commissioner may, in her discretion, vacate and set aside the stay order and re-impose all or a portion of the stayed suspension. Should no such determination be made under this section, the stay imposed herein shall become permanent.

II. AUDIT COSTS

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

III. SUBSEQUENT AUDIT COSTS

Pursuant to Code section 10148, Respondent HUFF REAL ESTATE, INC. shall, jointly and severally with Respondent PETER MATTHEW HUFF, pay the Commissioner's reasonable costs, not to exceed \$6,566.25, for a subsequent audit to determine if Respondents have corrected the violations found in the Determination of Issues. In calculating the amount of 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 providing 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) days** from the effective date of this
 25 Decision; provided, however, that: K.Y. DS PK

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27 **///**

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

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

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

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.**

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

4. If Respondent PETER MATTHEW HUFF 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.

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

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

2. 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 Decision and Order. Should such a determination be made, the 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.

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.

III. SUBSEQUENT AUDIT COSTS

Pursuant to Code section 10148, Respondent PETER MATTHEW HUFF shall, jointly and severally with Respondent HUFF REAL ESTATE, INC., pay the Commissioner's reasonable costs, not to exceed \$6,566.25, for a subsequent audit to determine if Respondents have corrected the violations found in the Determination of Issues. In calculating the amount of the Commissioner's reasonable costs, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditor's place of work. Respondent PETER MATTHEW HUFF shall pay such costs within sixty (60) days of receiving an invoice therefor from the Commissioner. If Respondent PETER MATTHEW HUFF fails to satisfy this condition in a timely manner as provided for herein, Respondent PETER MATTHEW HUFF's real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

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IV. INVESTIGATION AND ENFORCEMENT COSTS

V. TRUST FUND ACCOUNTING AND HANDLING COURSE

1 Street, Suite 504, Sacramento, CA 95811.

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3 DATED: September 30, 2025

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Kathy Yi, Counsel for
Department of Real Estate

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EXECUTION OF THE STIPULATION

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

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

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

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4 Dated: 9-25-25

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6 HUFF REAL ESTATE, INC.
7 Respondent
8 By: PETER HUFF

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10 Dated: 9-25-25

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12 PETER MATTHEW HUFF
13 Respondent

14 Dated: 9-27-25

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

19 * * *

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

24 IT IS SO ORDERED 11/4/2025

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26 CHIKA SUNQUIST
27 REAL ESTATE COMMISSIONER

28 By: Marcus L. McCarther
29 Chief Deputy Real Estate Commissioner