

1 DEPARTMENT OF REAL ESTATE
2 651 Bannon Street, Suite 507
3 Sacramento CA 95811
4 Telephone: (916) 576-8700

FILED

JUN 26 2026

DEPARTMENT OF REAL ESTATE
By B. Nichols

7 BEFORE THE DEPARTMENT OF REAL ESTATE
8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Accusation of:)
11) No. H-3624 FR
12 CHAMBERS PROPERTY MANAGEMENT,)
13 JIN JEFFREY KIM, and KENDRA CHAMBERS) STIPULATION AND AGREEMENT
14 Respondents.) IN SETTLEMENT AND ORDER

15 It is hereby stipulated by and between Respondents CHAMBERS PROPERTY
16 MANAGEMENT ("CPM"), JIN JEFFREY KIM ("KIM"), and KENDRA CHAMBERS
17 ("CHAMBERS"), (collectively referred to as "Respondents"), represented by Joshua A.
18 Rosenthal, and the Complainant, acting by and through Kyle Jones, Counsel for the Department
19 of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on
20 November 4, 2025, in this matter:

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

26 2. Respondents have received, read and understand the Statement to
27 Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department

1 of Real Estate in this proceeding.

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

11 4. This Stipulation is based on the factual allegations contained in the
12 Accusation. In the interest of expediency and economy, Respondents choose not to contest these
13 factual allegations, but to remain silent and understand that, as a result thereof, these factual
14 statements will serve as a prima facie basis for the "Determination of Issues" and "Order" set
15 forth below. The Commissioner shall not be required to provide further evidence to prove such
16 allegations.

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

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

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 \$8,040.00.

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 \$10,050.00.

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 \$4,750.95.

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 CPM as described in the Accusation are grounds for
27 the suspension or revocation of the licenses and license rights of CPM under the provisions of

1 Sections 10145, 10177(d), and 10177(g) of the Code, and Sections 2831.1, 2831.2, 2832, 2832.1,
2 and 2834 of Title 10 of the California Code of the Regulations ("Regulations").

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

7 The acts and/or omissions of CHAMBERS as described in the Accusation are
8 grounds for the suspension or revocation of the licenses and license rights of CHAMBERS under
9 the provisions of Sections 10177(d) and 10177(g) of the Code.

10 ORDER

11 I.

12 CPM

13 All licenses and licensing rights of CPM under the Real Estate Law are suspended
14 for a period of sixty (60) days from the effective date of this Order; provided, however, that:

15 1. Sixty (60) days of said suspension shall be stayed shall be stayed for two (2)
16 years upon the following terms and conditions:

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

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

25 II.

26 KIM

27 All licenses and licensing rights of KIM under the Real Estate Law are suspended

1 for a period of sixty (60) days from the effective date of this Order; provided, however, that:

2 1. Sixty (60) days of said suspension shall be stayed shall be stayed for two (2)
3 years upon the following terms and conditions:

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

6 b. 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 Order. Should such a determination be made, the Commissioner may, in
9 their discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed
10 suspension. Should no such determination be made, the stay imposed herein shall become
11 permanent.

12 3. All licenses and licensing rights of KIM are indefinitely suspended unless or
13 until KIM provides proof satisfactory to the Commissioner, of having taken and successfully
14 completed the continuing education course on trust fund accounting and handling specified in
15 paragraph (3) of subdivision (a) of Section 10170.5 of the Business and Professions Code. Proof
16 of satisfaction of this requirement includes evidence that KIM has successfully completed the
17 trust fund account and handling continuing education course within 120 days prior to the
18 effective date of the Decision in this matter. Proof of completion of the trust fund accounting
19 and handling course must be delivered to the Department of Real Estate, Flag Section at 651
20 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Order.

21 III.

22 CHAMBERS

23 CHAMBERS is publicly reprovved. The public reprovall of CHAMBERS is subject
24 to the following limitations, conditions, and restrictions:

25 1. CHAMBERS' signature indicates full agreement to the terms of this Stipulation
26 and Agreement.

27 2. CHAMBERS shall not be entitled to any repayment nor credit, prorated or

1 otherwise, for money paid to the Department under the terms of this Stipulation and Agreement.

2 IV.

3 CPM, KIM, AND CHAMBERS JOINTLY AND SEVERALLY

4 1. Pursuant to Section 10148 of the Code, Respondents shall, jointly and
5 severally, pay the sum of \$8,040.00 for the Commissioner's cost of the audit which led to this
6 disciplinary action. Respondents shall pay such cost within sixty (60) days of receiving an
7 invoice therefore from the Commissioner. Payment of audit costs should not be made until
8 Respondents receive the invoice. If Respondents fail to satisfy this condition in a timely
9 manner as provided for herein, Respondents' real estate licenses shall automatically be
10 suspended until payment is made in full, or until a decision providing otherwise is adopted
11 following a hearing held pursuant to this condition.

12 2. Respondents, jointly and severally, shall pay the Commissioner's costs, not to
13 exceed \$10,050.00, of any audit conducted pursuant to Section 10148 of the Code to determine
14 if Respondents have corrected the violations described in the Determination of Issues, above,
15 and any other violations found in the audit which led to this disciplinary action. In calculating
16 the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated
17 average hourly salary for all persons performing audits of real estate brokers, and shall include
18 an allocation for travel time to and from the auditor's place of work. Respondents shall pay
19 such cost within sixty (60) days of receiving an invoice therefore from the Commissioner
20 detailing the activities performed during the audit and the amount of time spent performing
21 those activities. If Respondents fail to pay such cost within the sixty (60) days, the
22 Commissioner shall indefinitely suspend all licenses and licensing rights of Respondents under
23 the Real Estate Law until payment is made in full or until Respondents enter into an agreement
24 satisfactory to the Commissioner to provide for payment. Upon full payment, the indefinite
25 suspension provided for in this paragraph shall be stayed.

26 3. All licenses and licensing rights of Respondents are indefinitely suspended
27 unless or until Respondents, jointly and severally, pay the sum of \$4,750.95 for the

1 Commissioner's reasonable cost of the investigation and enforcement which led to this
2 disciplinary action. Said payment shall be in the form of a cashier's check or certified check
3 made payable to the Real Estate Fund. The investigative and enforcement costs must be
4 delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504,
5 Sacramento, CA 95811, prior to the effective date of this Order.

6
7 5/27/26
8 DATED

9 
KYLE JONES, Attorney
Department of Real Estate

10 * * *

11 I have read the Stipulation and Agreement in Settlement and Order and its terms
12 are understood by me and are agreeable and acceptable to me. I understand that I am waiving
13 rights given to me by the California Administrative Procedure Act (including but not limited to
14 Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly,
15 intelligently, and voluntarily waive those rights, including the right of requiring the
16 Commissioner to prove the allegations in the Accusation at a hearing at which I would have the
17 right to cross-examine witnesses against me and to present evidence in defense and mitigation
18 of the charges.

19 Respondents can signify acceptance and approval of the terms and conditions of
20 this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by
21 Respondents, to the Department at fax number (916) 576-7840 or by e-mail to
22 kyle.jones@dre.ca.gov. Respondents agree, acknowledge, and understand that by
23 electronically sending to the Department a copy of Respondents' actual signature as it appears
24 on the Stipulation and Agreement, that receipt of the copy by the Department shall be as
25 binding on each Respondent as if the Department had received the original signed Stipulation
26 and Agreement.

27 ///

1 5/21/26

2 DATED

JIN JEFFREY KIM

Designated Officer for Respondent,
CHAMBERS PROPERTY
MANAGEMENT

4 5/21/26

5 DATED

JIN JEFFREY KIM

Respondent

7 5-21-26

8 DATED

KENDRA CHAMBERS

Respondent

10 * * *

11 *I have reviewed the Stipulation and Agreement as to form and content and have advised my*
12 *clients accordingly.*

13 5/22/26

14 DATED

JOSHUA A. ROSENTHAL,
Attorney for Respondents

16 * * *

17 The foregoing Stipulation and Agreement is hereby adopted by the Real Estate
18 Commissioner as their Decision and Order and shall become effective at 12 o'clock noon on

19 JUL 17 2026

20 IT IS SO ORDERED

6/9/2026

21 CHIKA SUNQUIST
22 Real Estate Commissioner

23 [REDACTED]
24 [REDACTED]
25 By Marcus L. McCarther
26 Chief Deputy Real Estate Commissioner
27