

FILED

SEP 12 2019

DEPT. OF REAL ESTATE

By

Cal Selby

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-05082 SD
	)	
ROBERT S LAUGHLIN,	)	<u>A C C U S A T I O N</u>
individually and as former designated	)	
officer of iDream Loans, Inc.,	)	
	)	
Respondents.	)	
	)	

The Complainant, Chika Sunquist, a Supervising Special Investigator of the State of California, for cause of Accusation against ROBERT S LAUGHLIN, individually and as former designated officer of iDream Loans, Inc. ("Respondents"), is informed and alleges as follows:

1.

The Complainant, Chika Sunquist, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against ROBERT S LAUGHLIN.

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Accusation of Robert S Laughlin

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

LICENSE HISTORY

3.

Respondent ROBERT S LAUGHLIN ("LAUGHLIN") presently has license rights under the Real Estate Law, Part 1 of Division 4 of the Code, as a real estate broker. LAUGHLIN also has an individual mortgage loan originator license endorsement.

4.

At all times mentioned, iDream Loans, Inc. ("iDream Loans") was licensed and/or had license rights issued by the Department of Real Estate ("Department") as a corporate real estate broker. On or about September 2, 2019, the Real Estate Commissioner accepted the voluntary surrender by iDream Loans of its corporate real estate broker license.

5.

iDream Loans was licensed by the Department as a corporate real estate broker by and through LAUGHLIN, as the designated officer and broker responsible, pursuant to Code section 10159.2, for supervising the activities requiring a real estate license conducted on behalf of iDream Loans, or by iDream Loans's officers, agents and employees.

BROKERAGE

6.

At all times mentioned, in the City of Carlsbad, County of San Diego, iDream Loans acted as a real estate broker, conducting licensed activities within the meaning of Code section 10131(d) (solicits borrowers or lenders for or negotiates loans or collects payments or performs services for borrowers or lenders or note owners in connection with loans secured by real property).

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Accusation of Robert S Laughlin

1 VIOLATIONS OF THE REAL ESTATE LAW

2 7.

3 On or about April 19, 2018, the Department examined the books and records of
4 iDream Loans pertaining to the activities described in Paragraph 6 which require a real estate
5 license. The Department discovered that iDream Loans acted in violation of the Code and the
6 Regulations in that:

7 7(a) iDream Loans did not provide an approved mortgage loan disclosure
8 statement to all borrowers within three business days after receipt of a completed written loan
9 application or retain on file a true and correct copy of the statement as signed by the borrower,
10 in violation of Code section 10240 and Regulations section 2842. The violations were
11 discovered in loan files for loans that closed on or about April 17, 2017, and on or about
12 December 11, 2017.

13 7(b) iDream Loans met the threshold criteria and failed to timely submit the
14 required annual Mortgage Loan Business Activity Report to the Department within 90 days
15 from the end of the fiscal years ending on December 31, 2016 and ending on
16 December 31, 2017, and iDream Loans submitted the reports late on or about May 10, 2018, in
17 violation of Code section 10166.07.

18 SUPERVISION AND COMPLIANCE

19 8.

20 The conduct, acts, or omissions of Respondent LAUGHLIN, as described in
21 Paragraph 7 above, in failing to ensure compliance of the Real Estate Law by iDream Loans, is
22 in violation of Code section 10159.2 and Regulations section 2725, and subjects all the
23 licenses, license endorsements, and license rights of LAUGHLIN to suspension or revocation
24 pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).

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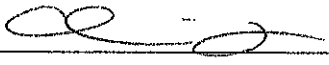
Accusation of Robert S Laughlin

Code section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department of Real Estate, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses, license endorsements, and license rights of Respondent ROBERT S LAUGHLIN under the Real Estate Law, for the cost of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Sacramento, California

this 9th day of September, 2019


Chika Sunquist
Supervising Special Investigator

cc: ROBERT S LAUGHLIN
Chika Sunquist
Sacto.