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At all times mentioned, THE VALLADOLID CORPORATION., (hereinafter "TVC") was and is licensed by the State of California, Department of Real Estate (hereinafter "Department") as a real estate broker corporation.

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At all times mentioned, Respondent GUILLERMO VALLADOLID, (hereinafter "VALLADOLID") was and is licensed by the Department individually and as the designated broker officer of TVC. As said designated officer-broker, VALLADOLID was responsible pursuant to Section 10159.2 of the Code for the supervision of the activities of the officers, agents, real estate licensees and employees of TVC for which a license is required.

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At all times mentioned, Respondent BRADFORD WILSON DAMM (hereinafter "DAMM") was and is licensed by the Department as a real estate salesperson. Between on or about October 24, 2008 and August 9, 2010, DAMM's salesperson license was not affiliated under an employing broker. Between on or about August 10, 2009 and March 22, 2010, DAMM's was employed by TVC. At no time mentioned was DAMM licensed as a real estate broker.

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At no times mentioned was Transparent Financial Group Inc., (hereinafter "TFGI") licensed by the Department as a real estate broker corporation. DAMM is an officer and director of TFGI.

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At all times mentioned, Respondents engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate brokers in the State of California, within the meaning of Section 10131(d) of the Code, including the operation and conduct of a mortgage loan brokerage and/or loan modification business with the public wherein each of them solicited lenders and borrowers for or negotiated loans or collected payments and/or

1 performed services for borrowers or lenders or note owners in connection with loans secured
2 directly or collaterally by liens on real property for or in expectation of compensation.

3 FIRST CAUSE OF ACTION

4 8

5 Each and every allegation in Paragraphs 1 through 7, inclusive, above, is
6 incorporated by this reference as if fully set forth herein.

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8 Beginning about May, 2009 and continuing thereafter, DAMM willfully caused,
9 suffered, permitted, and/or disregarded the real estate law by allowing TFGI to perform the acts,
10 and conduct the real estate activities described in Paragraph 7, above, including, but not limited
11 to, the activities described in Paragraph 10, below.

12 10

13 Beginning about May, 2009 and continuing thereafter, in the course of the
14 employment and activities described in Paragraph 9, above, DAMM and/or other agents or
15 employees of TFGI whose identities are unknown at this time, on behalf of TFGI, solicited
16 and/or performed services for borrowers, in connection with loans secured directly or collaterally
17 by liens on real property or on a business opportunity, for or in expectation of compensation.

18 Such activities include, but are not limited to:

19

BORROWER	PROPERTY ADDRESS
Bobby B.	644 East Spring Street #265, Long Beach, California
Wylodean I.	1861 Norwalk Court, Fairfield, California

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24 In acting as described in Paragraphs 9 through 10, DAMM willfully caused,
25 suffered, and/or permitted, TFGI to willfully disregard Section 10130 of the Code.

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The facts described above as to the First Cause of Accusation constitute cause to suspend or revoke all licenses and license-rights of DAMM pursuant to the provisions of Section 10130 of the Code in conjunction with Section 10177(d) of the Code.

SECOND CAUSE OF ACTION

Each and every allegation in Paragraphs 1 through 12, inclusive, above is incorporated by this reference as if fully set forth herein.

In connection with the operation and conduct of the real estate activities described in Paragraph 7, DAMM willfully caused, suffered, permitted, and/or disregarded the Real Estate Law by allowing TFGI to engaged in the business of claiming, demanding, charging, receiving, collecting or contracting for the collection of advance fees within the meaning of Sections 10026 and 10131.2 (hereinafter "advance fee") of the Code including, but not limited to, the following:

HOMEOWNER	DATE	AMOUNT
Bobby B.	10/5/09	\$1600
Wylodean I.	6/25/09 and 7/3/09	\$2500

In connection with the collection and handling of said advance fee, DAMM willfully caused, suffered, permitted, and/or disregarded the Real Estate Law by allowing TFGI:

(a) Failed to cause the advance fee contract and all materials used in obtaining the advance fee agreement to be submitted to the Department of Real Estate prior to use as required by Section 10085 of the Code and Section 2970 of Title 10 of the California Code of Regulations (hereinafter "the Regulations").

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1 (b) Failed to immediately deliver said trust funds into a neutral escrow
2 depository, or into a trust fund account in violation of Section 10146 of the Code.

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4 The acts and/or omissions of DAMM described in the Second Cause of Action,
5 constitute violation of Section 10177(d) of the Code in conjunction with Sections 10085 and
6 10146 of the Code, and Section 2970 of the Regulations, and are cause for the suspension or
7 revocation of DAMM's license and license rights.

8 THIRD CAUSE OF ACTION

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10 Each and every allegation in Paragraphs 1 through 16, inclusive, above, is
11 incorporated by this reference as if fully set forth herein.

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13 In connection with the operation and conduct of the real estate activities described
14 in Paragraph 7, DAMM, on behalf of TVC, engaged in the business of claiming, demanding,
15 charging, receiving, collecting, or contracting for the collection of advance fees within the
16 meaning of Sections 10026 and 10131.2 (advance fees) of the Code, including, but not limited to,
17 the following:

18 Property Owner	Property Address	Date	Advance Fee
19 Dennis and Rebecca P.	30121 Jamiaca Dunes Drive, 20 Tehachapi	12/23/09	\$1300
21 David A.	4268 Petaluma Avenue, 22 Lakewood	2/1/10	\$1050

23 19

24 In connection with the collection and handling of said advance fee, DAMM and

25 TVC:

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1 (a) Failed to cause the advance fee contract and all materials used in obtaining
2 the advance fee agreement to be submitted to the Department of Real Estate prior to use as
3 required by Section 10085 of the Code and Section 2970 of the Regulations.

4 (b) Failed to immediately deliver said trust funds into a neutral escrow
5 depository, or into a trust fund account in violation of Section 10146 of the Code.

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7 The acts and/or omissions of DAMM and TVC described in the Third Cause of
8 Action, constitute violation of Section 10177(d) of the Code in conjunction with Sections 10085,
9 10085.5(a), and 10146 of the Code, and Section 2970 of the Regulations, and are cause for the
10 suspension or revocation of the licenses and license rights of DAMM and TVC.

11 FOURTH CAUSE OF ACTION

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13 Each and every allegation in Paragraphs 1 through 20, inclusive, above, is
14 incorporated by this reference as if fully set forth herein.

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16 Respondent VALLADOLID failed to exercise reasonable supervision over the
17 acts of Respondent TVC in such a manner as to allow the acts and events described above to
18 occur.

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20 The acts and/or omissions of VALLADOLID described in Paragraph 21,
21 constitute failure on the part of VALLADOLID, as designated broker-officer for TVC, to
22 exercise reasonable supervision and control over the licensed activities of TVC required by
23 Section 10159.2 of the Code.

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The facts described above as to the Fourth Cause of Accusation constitute cause for the suspension or revocation of the licenses and license rights of Respondent VALLADOLID under Section 10177(g) and/or Section 10177(h) of the Code and Section 10159.2 of the Code in conjunction with Section 10177(d) of the Code.

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 licenses and license rights of Respondents under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), and for such other and further relief as may be proper under other provisions of law.



TRICIA SOMMERS
Deputy Real Estate Commissioner

Dated at Sacramento, California,
this 17th day of December, 2010