

1 Real Estate ("Department") in this proceeding.

2 3. Respondent filed a Notice of Defense pursuant to Section 11506 of the
3 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
4 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
5 acknowledges that Respondent understands that by withdrawing said Notice of Defense
6 Respondent thereby waives Respondent's right to require the Commissioner to prove the
7 allegations in the Accusation at a contested hearing held in accordance with the provisions of the
8 APA and that Respondent will waive other rights afforded to Respondent in connection with the
9 hearing such as the right to present evidence in his defense, and the right to cross-examine
10 witnesses.

11 4. Respondent hereby admits that the factual allegations of the Accusation filed
12 in this proceeding are true and correct and the Real Estate Commissioner shall not be required to
13 provide further evidence of such allegations.

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

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

25 7. The Order or any subsequent Order of the Real Estate Commissioner made
26 pursuant to this Agreement shall not constitute an estoppel, merger or bar to any further
27 administrative or civil proceedings by the Department with respect to any matters which were

1 not specifically alleged to be causes for accusation in this proceeding.

2 DÉTERMINATION OF ISSUES

3 By reason of the foregoing, it is stipulated and agreed that the following
4 determination of issues shall be made:

5 The conduct of Respondent, as set forth in the Accusation, is grounds for the
6 suspension or revocation of Respondent's license and license rights pursuant to California
7 Business and Professions Code ("Code") sections 490, 10177(b), and 10186.2.

8 ORDER

9 WHEREFORE, THE FOLLOWING ORDER is hereby made:

10 I.

11 All licenses and licensing rights of Respondent under the Real Estate Law are
12 revoked; provided, however, a restricted real estate broker license shall be issued to Respondent
13 pursuant to Section 10156.5 of the Code if Respondent makes application therefor and pays to
14 the Department the appropriate fee for the restricted license within ninety (90) days from the
15 effective date of this Decision and Order. The restricted license issued to Respondent shall be
16 subject to all of the provisions of Section 10156.7 of the Code and to the following limitations,
17 conditions and restrictions imposed under authority of Section 10156.6 of that Code:

18 1. The restricted license issued to Respondent may be suspended prior to hearing
19 by Order of the Commissioner in the event of Respondent's conviction or plea of nolo
20 contendere to a crime which is substantially related to Respondent's fitness or capacity as a real
21 estate licensee.

22 2. The restricted license issued to Respondent may be suspended prior to hearing
23 by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that
24 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
25 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted
26 license.

1 3. Respondent shall not be eligible to petition for the issuance of any unrestricted
2 real estate license nor for removal of any of the conditions, limitations or restrictions of a
3 restricted license until four (4) years have elapsed from the effective date of this Decision and
4 Order. Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions
5 attaching to the license have been removed.

6 4. Respondent shall submit with any application for a license under an employing
7 broker, or any application for transfer to a new employing broker, or if employed as a broker-
8 associate, a statement signed by the prospective employing real estate broker on a form approved
9 by the Department which shall certify:

10 (a) That the employing broker has read the Decision of the Commissioner
11 which granted the right to a restricted license; and

12 (b) That the employing broker will exercise close supervision over the
13 performance by the restricted licensee relating to activities for which a real estate license is
14 required.

15 5. Respondent shall, within nine (9) months from the effective date of this
16 Decision, present evidence satisfactory to the Real Estate Commissioner that Respondent has,
17 since the most recent issuance of an original or renewal real estate license, taken and successfully
18 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate
19 Law for renewal of a real estate license. If Respondent fails to satisfy this condition, the
20 Commissioner may order the suspension of the restricted license until Respondent presents such
21 evidence. Proof of completion of the continuing education courses must be delivered to the
22 Department of Real Estate, Flag Section, at 651 Bannon Street, Suite 504, Sacramento, CA
23 95811.

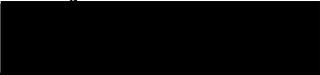
24 6. Respondent shall notify the Commissioner in writing within seventy-two (72)
25 hours of any arrest by sending a certified letter to the Commissioner at the Department of Real
26 Estate, Flag Section, at 651 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set
27 forth the date of Respondent's arrest, the crime for which Respondent was arrested and the name

1 and address of the arresting law enforcement agency. Respondent's failure to timely file written
2 notice shall constitute an independent violation of the terms of the restricted license and shall be
3 grounds for the suspension and revocation of that license.

4 II.

5 All licenses and licensing rights of Respondent are indefinitely suspended unless
6 or until Respondent pays the sum of \$1,205.45 for the Commissioner's reasonable costs of the
7 investigation (\$703.85) and enforcement (\$501.60), which led to this disciplinary action. Said
8 payment shall be in the form of a cashier's check made payable to the Department of Real Estate.
9 The investigative and enforcement costs must be delivered to the Department of Real Estate,
10 Flag Section, at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date
11 of this Decision and Order.

12 DATED: 10/2/2025


13 Judith A. Buranday, Counsel for
14 Department of Real Estate

15 EXECUTION OF THE STIPULATION

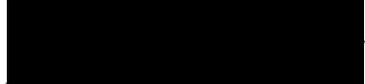
16 I have read the Agreement, have discussed it with counsel, and its terms are
17 understood by me and are agreeable and acceptable to me. I understand that I am waiving rights
18 given to me by the California Administrative Procedure Act (including but not limited to
19 Sections 11506, 11508, 11509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

23 Respondent shall mail the original signed signature page of the stipulation herein
24 to the Department of Real Estate, Legal Section, Attention: Judith Buranday, 320 W. Fourth St.,
25 Suite 350, Los Angeles, California 90013-1105.

26 In the event of time constraints before an administrative hearing, Respondent can
27 signify acceptance and approval of the terms and conditions of this Agreement by emailing a

1 scanned copy of the signature page, as actually signed by Respondent, to the counsel assigned to
2 this case at Judith.Buranday@dre.ca.gov. Respondent agrees, acknowledges, and understands
3 that by electronically sending the Department a scan of Respondent's actual signature as it
4 appears on the Stipulation and Agreement that receipt of the scan by the Department shall be
5 binding on Respondent as if the Department had received the original signed Agreement.

6 Respondent's signature below constitutes acceptance and approval of the terms and
7 conditions of this Agreement. Respondent agrees, acknowledges and understands that by signing
8 this Agreement, Respondent is bound by its terms as of the date of such signatures and that this
9 agreement is not subject to rescission or amendment at a later date except by a separate Decision
10 and Order of the Real Estate Commissioner.

11
12 DATED: 10/1/25 
13 BRADLEY S. SCHMETT
14 Respondent

15 DATED: 10/2/2025 
16 Scott J. Harris, Esq.
17 Counsel for Respondent
18 *Approved as to Form and Content*

19 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
20 Respondent BRADLEY S. SCHMETT and shall become effective at 12 o'clock noon on
21 DEC - 4 2025.

22 IT IS SO ORDERED 11/4/2025
23 CHIKA SUNQUIST
24 REAL ESTATE COMMISSIONER
25 
26 By: Marcus L. McCarther
27 Chief Deputy Real Estate Commissioner