

1 Department of Real Estate  
2 320 W. 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 559-5990

**FILED**

**NOV 13 2025**

**DEPT. OF REAL ESTATE**

By 

8 **DEPARTMENT OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

10 \*\*\*

11 In the Matter of the Accusation of )

DRE No. H-05865 SD

12 MONEY PROPERTY, INC., and MAYRA  
13 SWANSON, individually and as designated  
14 officer of Money Property, Inc., )

**STIPULATION AND AGREEMENT  
IN SETTLEMENT AND ORDER**

15 Respondents. )

16 It is hereby stipulated by and between Respondents MONEY PROPERTY, INC. and  
17 MAYRA SWANSON (collectively "Respondents"), represented by Jeff Kravitz, and the  
18 Complainant, acting by and through Kevin H. Sun, Counsel for the Department of Real Estate, as  
19 follows for the purpose of settling and disposing of the Accusation filed on February 27, 2025, in  
20 Case No. H-05865 SD:

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

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1                   2. Respondents have received, read and understand the Statement to Respondents,  
2 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate in  
3 this proceeding.

4                   3. On or about March 7, 2025, Respondents filed Notices of Defense pursuant to  
5 Section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in  
6 the Accusation in Case No. H-05865 SD. Respondents hereby freely and voluntarily withdraw said  
7 Notices of Defense. Respondents acknowledge that they understand that by withdrawing said  
8 Notices of Defense they will thereby waive their rights to require the Commissioner to prove the  
9 allegations in the Accusation at a contested hearing held in accordance with the provisions of the  
10 APA and that they will waive other rights afforded to them in connection with the hearing such as  
11 the right to present evidence in defense of the allegations in the Accusation and the right to cross-  
12 examine witnesses.

13                  4. This Stipulation is based on the factual allegations contained in the Accusation.  
14 In the interest of expedience and economy, Respondents choose not to contest these allegations, but  
15 to remain silent, and understand that, as a result thereof, these factual allegations, without being  
16 admitted or denied, will serve as a prima facie basis for the disciplinary action stipulated to herein.  
17 The Real Estate Commissioner shall not be required to provide further evidence to prove said  
18 factual allegations.

19                  5. This Stipulation is made for the purpose of reaching an agreed disposition of this  
20 proceeding and is expressly limited to this proceeding and any other proceeding or case in which  
21 the Department or another licensing agency of this state, another state, or if the federal government  
22 is involved, and otherwise shall not be admissible in any other criminal or civil proceeding.

23                  6. It is understood by the parties that the Real Estate Commissioner may adopt the  
24 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 event  
26 that the Commissioner in her discretion does not adopt the Stipulation and Agreement, it shall be  
27 void and of no effect, and Respondent shall retain the right to a hearing and proceeding on the

1 Accusation under all the provisions of the APA and shall not be bound by any admission 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 of Real Estate with respect to any matters  
6 which were not specifically alleged to be causes for accusation in this proceeding.

7 **DETERMINATION OF ISSUES**

8 By reason of the foregoing stipulations, admissions and waivers and solely for the  
9 purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that  
10 the following determination of issues shall be made:

11 The conduct of Respondents, as described in the Accusation, are in violation of  
12 California Business and Professions Code ("Code") 10145, 10159.2, and 10176(i) and Title 10,  
13 Chapter 6, California Code of Regulations ("Regulations") Sections 2725, 2831, 2831.1, 2831.2,  
14 and 2832.1, and are grounds for the suspension or revocation of all of the real estate license and  
15 license rights of Respondents under the provision of Code Section 10177(d), 10177(g), and  
16 10177(h) (as to MAYRA SWANSON).

17 **ORDER**

18 WHEREFORE, THE FOLLOWING ORDER is hereby made:

19 I.

20 (MONEY PROPERTY, INC.)

21 All licenses and licensing rights of Respondent MONEY PROPERTY, INC.  
22 ("MPI") under the Real Estate Law are hereby revoked; provided, however, a restricted real estate  
23 corporate license shall be issued to Respondent pursuant to Section 10156.5 of the Business and  
24 Professions Code if Respondent makes application therefor and pays to the Department of Real  
25 Estate the appropriate fee for said license within ninety (90) days from the effective date of this  
26 Decision. The restricted license issued to Respondent shall be subject to all of the provisions of  
27 Section 10156.7 of the Business and Professions Code and to the following limitations, conditions

1 and restrictions imposed under authority of Section 10156.6 of that Code:

2 1. The restricted license issued to Respondent MPI may be suspended prior to  
3 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or plea  
4 of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a  
5 real estate licensee.

6 2. The restricted license may be suspended prior to hearing by Order of the Real  
7 Estate Commissioner on evidence satisfactory to the Commissioner that Respondent MPI has  
8 violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of  
9 the Real Estate Commissioner or conditions attaching to said restricted license.

10 3. Respondent MPI shall not be eligible for the issuance of any unrestricted real  
11 estate license nor for the removal of any of the conditions, limitations or restrictions of the  
12 restricted license until at least **two (2) years** have elapsed from the effective date of this Decision.  
13 Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions attaching  
14 to the license have been removed.

15 II.

16 (MAYRA SWANSON)

17 All licenses and licensing rights of Respondent MAYRA SWANSON  
18 ("SWANSON") under the Real Estate Law are hereby revoked; provided, however, a restricted real  
19 estate broker license shall be issued to Respondent pursuant to Section 10156.5 of the Business and  
20 Professions Code if Respondent makes application therefor and pays to the Department of Real  
21 Estate the appropriate fee for said license within ninety (90) days from the effective date of this  
22 Decision. The restricted license issued to Respondent shall be subject to all of the provisions of  
23 Section 10156.7 of the Business and Professions Code and to the following limitations, conditions  
24 and restrictions imposed under authority of Section 10156.6 of that Code:

25 1. The restricted license issued to Respondent SWANSON may be suspended prior  
26 to hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or  
27 plea

of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a real estate licensee.

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

3. Respondent SWANSON shall not be eligible for the issuance of any unrestricted real estate license nor for the removal of any of the conditions, limitations or restrictions of the restricted license until at least **two (2) years** have elapsed from the effective date of this Decision. Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions attaching to the license have been removed.

4. All licenses and licensing rights of Respondent SWANSON are indefinitely suspended unless or until Respondent provides proof satisfactory to the Commissioner, of having taken and successfully completed the continuing education course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Business and Professions Code. Proof of satisfaction of these requirements includes evidence that Respondent has successfully completed the trust fund account and handling continuing education courses, no earlier than 120 days prior to the effective date of the Decision and Order in this matter. **Proof of completion of the trust fund accounting and handling course must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Decision and Order.**

## II.

(MONEY PROPERTY, INC. and MAYRA SWANSON)

1. All licenses and licensing rights of Respondents are indefinitely suspended unless or until Respondents pay the sum of **\$2,908.20** (\$1,271.40 investigation cost and \$1,636.80 for enforcement cost) for the Commissioner's reasonable costs of the investigation and enforcement which led to this disciplinary action. Said payment shall be in the form of a cashier's check made

1 payable to the Department of Real Estate. **The payment for the investigative and enforcement**  
2 **costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street,**  
3 **Suite 504, Sacramento, CA 95811, prior to the effective date of this Decision and Order.** If  
4 Respondent fail to satisfy this condition, the Commissioner shall order suspension of Respondent's  
5 licenses and license rights until the sum is paid.

6           2. Pursuant to Code Sections 10148, Respondents shall pay the Commissioner's  
7 reasonable costs for the audit which led to this disciplinary action in the amount of \$8,663.50, or  
8 show proof of payment. Respondents shall pay such costs within sixty (60) days of receiving an  
9 invoice therefore from the Commissioner. Payment of the audit costs should not be made until  
10 Respondents receive the invoice. If Respondents fail to satisfy this condition in a timely manner as  
11 provided for herein, Respondents' real estate licenses shall automatically be suspended until  
12 payment is made in full, or until a decision providing otherwise is adopted following a hearing held  
13 pursuant to this condition.

14           3. Pursuant to Code section 10148 of the Code, Respondents shall pay the  
15 Commissioner's reasonable costs, not to exceed \$10,829.37, for a subsequent audit to determine if  
16 Respondents have corrected the violations found in the Determination of Issues. In calculating the  
17 amount of the Commissioner's reasonable costs, the Commissioner may use the estimated average  
18 hourly salary for all persons performing audits of real estate brokers, and shall include an allocation  
19 for travel time to and from the auditor's place of work. Respondents shall pay such costs within  
20 sixty (60) days of receiving an invoice therefore from the Commissioner. Payment of the audit  
21 costs should not be made until Respondents receive the invoice. If Respondents fail to satisfy this  
22 condition in a timely manner as provided for herein, Respondents' real estate licenses shall  
23 automatically be suspended until payment is made in full, or until a decision, providing otherwise,  
24 is adopted following a hearing held pursuant to this condition.

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2 DATED: 08/27/2025

  
Kevin H. Sun, Counsel for  
Department of Real Estate

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6 **EXECUTION OF THE STIPULATION**

7 We have read the Stipulation, have discussed it with our counsel, and its terms are  
8 understood by us and are agreeable and acceptable to us. We understand that we are waiving rights  
9 given to us by the California Administrative Procedure Act (including but not limited to Sections  
10 11506, 11508, 11509 and 11513 of the Government Code), and we willingly, intelligently and  
11 voluntarily waive those rights, including the right of requiring the Commissioner to prove the  
12 allegations in the Accusation at a hearing at which we would have the right to cross-examine  
13 witnesses against us and to present evidence in defense and mitigation of the charges.

14 Respondents shall mail the original signed signature page of the stipulation herein to  
15 Kevin H. Sun, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Suite 350,  
16 Los Angeles, California 90013-1105.

17 In the event of time constraints before an administrative hearing, Respondents can  
18 signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by  
19 emailing a scanned copy of the signature page, as actually signed by Respondents, to the  
20 Department counsel assigned to this case. Respondents agree, acknowledge and understand that by  
21 electronically sending the Department a scan of Respondents' actual signature as it appears on the  
22 Stipulation and Agreement that receipt of the scan by the Department shall be binding on  
23 Respondents as if the Department had received the original signed Stipulation. Respondents shall  
24 also mail the original signed signature page of this Stipulation to the Department counsel.

25 Respondents' signature below constitutes acceptance and approval of the terms and  
26 conditions of this Stipulation. Respondents agree, acknowledge and understand that by signing this  
27 Stipulation, Respondents are bound by its terms as of the date of such signatures and that this

1 agreement is not subject to rescission or amendment at a later date except by a separate Decision  
2 and Order of the Real Estate Commissioner.

3  
4 DATED: 8/22/2025 [Signature]  
5 MONEY PROPERTY, INC.  
6 By: Maura Swanson  
Respondent

7 DATED: 8/22/2025 [Signature]  
8 MAYRA SWANSON  
9 Respondent

10 DATED: 8-22-25 [Signature]  
11 JEFF KRAVITZ, Esq.  
12 Attorney for Respondents  
Approved as to Form

13 \* \* \*

14 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to  
15 Respondents MONEY PROPERTY, INC. and MAYRA SWANSON in this matter and shall  
16 become effective at 12 o'clock noon on DEC 15 2025, 2025.

17 IT IS SO ORDERED 11/7/2025, 2025.

18 CHIKA SUNQUIST  
19 REAL ESTATE COMMISSIONER

20 [Signature]  
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