

FILED

JUN 09 2026

DEBT OF REAL ESTATE

By

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of

MARILYN BYNUM,

Respondent(s).

DRE No. H-05898 SD

STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER

It is hereby stipulated by and between Respondent MARILYN BYNUM (“Respondent”), represented by Frank M. Buda, Law Office of Frank M. Buda , and the Complainant, acting by and through Kevin H. Sun, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on October 15, 2025, in Case No. H-05898 SD:

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

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

4 3. On or about October 22, 2025, Respondent filed a Notice 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-05898 SD. Respondent hereby freely and voluntarily withdraws said
7 Notice of Defense. Respondent acknowledges that she understands that by withdrawing said
8 Notice of Defense she will thereby waive her 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 she will waive other rights afforded to her in connection with the hearing such as the
11 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, Respondent chooses not to contest these allegations, but
15 to remain silent, and understands 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 Respondent's 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 Respondent, as described in the Accusation, is in violation of
12 California Business and Professions Code ("Code") Section 490 and is ground for the suspension or
13 revocation of the real estate license and license rights of Respondent under the provision of Code
14 Sections 10177(b) and 10186.2.

15 **ORDER**

16 WHEREFORE, THE FOLLOWING ORDER is hereby made:

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

25 1. The restricted license issued to Respondent may be suspended prior to hearing by
26 Order of the Real Estate Commissioner in the event of Respondent's conviction or plea
27 of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a

1 real estate licensee.

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

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

11 4. All licenses and licensing rights of Respondent are indefinitely suspended
12 unless or until Respondent pays the sum of **\$1,307.80** for the Commissioner's reasonable cost of
13 the investigation and enforcement which led to this disciplinary action. Said payment shall be in
14 the form of a cashier's check made payable to the Department of Real Estate. The investigative and
15 enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon
16 Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Order.

17 5. Respondent shall notify the Commissioner in writing within 72 hours of any
18 arrest by sending a certified letter to the Commissioner at the Department of Real Estate, Flag
19 Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth the date
20 of Respondent's arrest, the crime for which Respondent was arrested and the name and address of
21 the arresting law enforcement agency. Respondent's failure to timely file written notice shall
22 constitute an independent violation of the terms of the restricted license and shall be grounds for the
23 suspension or revocation of that license.

24 6. Respondent shall, within nine (9) months from the effective date of this Order,
25 present evidence satisfactory to the Commissioner that Respondent has, since the most recent
26 issuance of an original or renewal real estate license, taken and successfully completed the
27 continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal

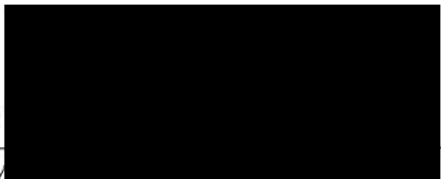
1 of a real estate license. If Respondent fails to satisfy this condition, Respondent's real estate
2 license shall automatically be suspended until Respondent presents evidence satisfactory to the
3 Commissioner of having taken and successfully completed the continuing education requirements.
4 Proof of completion of the continuing education courses must be delivered to the Department of
5 Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811.

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

10 (a) That the employing broker has read the Decision and Order of the
11 Commissioner 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
14 license is required.

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16 DATED: 3/19/26

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18 Kev
19 Department of Real Estate

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21 EXECUTION OF THE STIPULATION

22 I have read the Stipulation, have discussed it with my counsel, and its terms are
23 understood by me and are agreeable and acceptable to me. I understand that I am waiving rights
24 given to me by the California Administrative Procedure Act (including but not limited to Sections
25 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and
26 voluntarily waive those rights, including the right of requiring the Commissioner to prove the
27 allegations in the Accusation at a hearing at which I would have the right to cross-examine
witnesses against me and to present evidence in defense and mitigation of the charges.

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

In the event of time constraints before an administrative hearing, Respondent can
signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by
emailing a scanned copy of the signature page, as actually signed by Respondent, to the
Department counsel assigned to this case. Respondent agrees, acknowledges and understands that
by electronically sending the Department a scan of Respondent's actual signature as it appears on
the Stipulation and Agreement that receipt of the scan by the Department shall be binding on
Respondent as if the Department had received the original signed Stipulation. Respondent shall also
mail the original signed signature page of this Stipulation to the Department counsel.

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

DATED: 3-17-2026

Respondent

DATED: 3-17-2026

Frank
Attorney for Respondent
Approved as to Form

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1 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
2 Respondent MARILYN BYNUM in this matter and shall become effective at 12 o'clock noon on
3 JUL 09 2026, 2026.

4 IT IS SO ORDERED June 3, 2026.

5 CHIKA SUNQUIST
6 REAL ESTATE COMMISSIONER

