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FILED

JUL 30 2026

DEPT. OF REAL ESTATE

By- [REDACTED]

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-05940 SD
	)	
KELLY WEST ARCHER,	)	<u>A C C U S A T I O N</u>
doing business as	)	
Archer Management Group and	)	
West Coast Realty Division,	)	
	)	
Respondent.	)	

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against KELLY WEST ARCHER, doing business as Archer Management Group and West Coast Realty Division, ("Respondent") is informed and alleges as follows:

1.

The Complainant, Veronica Kilpatrick, acting in her official capacity as a Supervising Special Investigator of the State of California, makes this Accusation against Respondent KELLY WEST ARCHER.

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Accusation of KELLY WEST ARCHER

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 KELLY WEST ARCHER presently has license rights under the Real Estate Law, Part 1 of Division 4 of the Code as a real estate broker.

BROKERAGE

KELLY WEST ARCHER

4.

At all times mentioned, in the City of Temecula, County of Riverside, Respondent acted as a real estate broker, conducting licensed activities within the meaning of Code section 10131(b) (leases or rents real property for others).

AUDIT

KELLY WEST ARCHER

5.

On February 10, 2026, the Department of Real Estate ("Department") completed audit examinations of the books and records of Respondent pertaining to the activities described in Paragraph 4 which require a real estate license. The audit examinations covered a period of time from January 1, 2023, to July 31, 2025. The audit examinations revealed violations of the Code and the Regulations as set forth in the following paragraphs, and as more fully discussed in Audit Report SD250006 and the exhibits and workpapers attached to said audit report.

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Accusation of KELLY WEST ARCHER

6.

Respondent accepted or received funds in trust ("trust funds"). Thereafter, Respondent made deposits and or disbursements of such trust funds. During the examination period described in Paragraph 5 above, Respondent deposited or maintained trust funds in the following bank accounts:

Trust Account 1: California Bank & Trust account ending in 624.

Trust Account 2: California Bank & Trust account ending in 558.

Bank Account 3: California Bank & Trust account ending in 381.

Bank Account 4: California Bank & Trust account ending in 399.

Bank Account 5: California Bank & Trust account ending in 689.

AUDIT VIOLATIONS OF THE REAL ESTATE LAW

7.

In the course of activities described in Paragraph 4 above and during the examination periods described in Paragraph 5 above, Respondent acted in violation of the Code and the Regulations in that:

7(a) As of July 31, 2025, Respondent had a trust fund shortage in the amount of \$400,733.01. Respondent did not have written consent from the owners of the trust funds to reduce the balance of trust funds to an amount less than the aggregate trust fund liabilities, in violation of Code section 10145 and Regulations section 2832.1.

7(b) Respondent commingled Respondent's own money with trust funds in Trust Account 1, Trust Account 2, Bank Account 3, Bank Account 4, and Bank Account 5, in violation of Code sections 10145 and 10176(e) and Regulations section 2835.

7(c) Respondent converted trust funds and performed unauthorized disbursements from Trust Account 1, Trust Account 2, and Bank Account 5, in violation of Code sections 10145 and 10176(i).

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Accusation of KELLY WEST ARCHER

1 7(d) Respondent did not maintain a complete and accurate control record or
2 general ledger of all trust funds received and disbursed, in violation of Code section 10145 and
3 Regulations section 2831.

4 7(e) Respondent did not maintain a complete and accurate separate record of
5 all trust funds received and disbursed for each beneficiary in connection with Respondent's
6 broker activities, in violation of Code section 10145 and Regulations section 2831.1.

7 7(f) Respondent did not perform and maintain a monthly reconciliation of all
8 the separate records with the control record of all trust funds received and disbursed, in
9 violation of Code section 10145 and Regulations section 2831.2.

10 7(g) Trust Account 1, Trust Account 2, Bank Account 3, Bank Account 4,
11 and Bank Account 5 used by Respondent for trust funds were not designated as a trust account
12 and were not in the name of Respondent as trustee or a fictitious name held by Respondent's
13 real estate license as trustee, in violation of Code section 10145 and Regulations section 2832.

14 7(h) On or about January 16, 2025, and February 13, 2025, Respondent
15 overcharged management fees in the amount of \$352.50 due to property owner P. Shah for real
16 property located at 39071 Agua Vista, Murrieta, California 92563, in violation of Code
17 sections 10145 and 10176(g).

18 7(i) Respondent affiliated licensees Dustin West Archer, Mario Ernesto
19 Dardon, Monica McCowan, Bryan Reyes, Shawn Farrell Snow, and Stephen Farrell Snow, but
20 did not enter into a written employment relationship agreement with them, in violation of
21 Regulations section 2726.

22 7(j) Respondent used the unlicensed fictitious business names "Archer
23 Enterprise LLC", in violation of Code section 10159.5 and Regulations section 2731.

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7(k) On or about October 7, 2025, a subpoena was served to Respondent for the production of books and records related to the brokerage activities conducted by Respondent. Respondent failed to retain and make available for examination, copying, and inspection the books, accounts, and records related to Respondent's brokerage activities for the audit period, in violation of Code section 10148.

7(l) The conduct, acts, or omissions of Respondent, as described in Paragraph 7, in failing to ensure compliance of the Real Estate Law by Respondent's officers, agents and employees, is in violation of Regulations section 2725.

8.

The conduct, acts, or omissions of Respondent, described in Paragraph 7 above,
violated the Code and the Regulations as set forth below:

<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
7(a)	Code section 10145 and Regulations section 2832.1
7(b)	Code sections 10145 and 10176(e) and Regulations section 2835
7(c)	Code sections 10145 and 10176(i)
7(d)	Code section 10145 and Regulations section 2831
7(e)	Code section 10145 and Regulations section 2831.1
7(f)	Code section 10145 and Regulations section 2831.2
7(g)	Code section 10145 and Regulations section 2832
7(h)	Code section 10145 and 10176(g)
7(i)	Regulations section 2726
7(j)	Code section 10159.5 and Regulations section 2731
7(k)	Code section 10148
7(l)	Regulations section 2725

1 The foregoing violations constitute cause for the suspension or revocation of all
2 the licenses, license endorsements, and license rights of Respondent under the Real Estate Law
3 pursuant to the provisions of Code sections 10176(e), 10176(g), 10176(i), 10177(d),
4 and/or 10177(g).

5 9.

6 Code section 10148(b) provides, in pertinent part, that the Real Estate
7 Commissioner shall charge a real estate broker for the cost of any audit if the Commissioner
8 has found in a final decision, following a disciplinary hearing, that the broker has violated Code
9 section 10145 or a Regulation or rule of the Commissioner interpreting said Code section.

10 10.

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

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

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23 Dated at San Diego, California

24 this 30 day of July, 2026

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27 Veronica Kilpatrick
Supervising Special Investigator

Accusation of KELLY WEST ARCHER

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cc: KELLY WEST ARCHER
Veronica Kilpatrick
Sacto.
Audits

Accusation of KELLY WEST ARCHER