FILED

SEP 17 2026

DEPT. OF REAL ESTATE

By: [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:	)	
	)	DRE No. H-05940 SD
KELLY WEST ARCHER,	)	
	)	
Respondent(s).	)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on August 28, 2026, and the Findings of Fact set forth herein, which are based on one or more of the following: (1) The express admissions of Respondent, KELLY WEST ARCHER ("Respondent"); (2) affidavits; and (3) other evidence.

This Decision revokes one or more real estate licenses on the grounds of the violation of the Real Estate Law, Part 1 commencing with Section 10000 of the Business and Professions Code ("Code") and/or the Regulations of the Real Estate Commissioner, Title 10, Chapter 6 of the California Code of Regulations ("Regulations").

Pursuant to Government Code Section 11521, the California Department of Real Estate ("the Department") may order reconsideration of this Decision on petition of any party. The party seeking reconsideration shall set forth new facts, circumstances, and evidence, or errors in law or analysis, that show(s) grounds and good cause for the Commissioner to reconsider the Decision. If new evidence is presented, the party shall specifically identify the new evidence and explain why it was not previously presented. The Department's power to order reconsideration of this Decision shall expire 30 days after mailing of this Decision, or on the effective date of this Decision, whichever occurs first. The right to reinstatement of a revoked real estate license, or to the reduction of a penalty, is controlled by Section 11522 of the Government Code. A copy of Government Code Sections 11521 and 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of respondent.

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FINDINGS OF FACT

1.

On July 30, 2026, Veronica Kilpatrick made the Accusation in her official capacity as a Supervising Special Investigator of the Department. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department on July 30, 2026.

2.

On August 28, 2026, no Notice of Defense having been received or filed herein within the time prescribed by Section 11506 of the Government Code, Respondent's default was entered herein.

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.

4.

To date, the Department has incurred audit costs totaling $22,422.00 and investigation costs totaling $1,049.96 with a combined total of $23,471.96. Respondent shall pay these costs to the Department upon the filing a petition for reinstatement pursuant to Government Code Section 11522.

5.

Attached as Exhibit "A" is a true and correct copy of the Accusation filed on July 30, 2026, which is incorporated herein as part of this Decision.

DETERMINATION OF ISSUES

1.

The conduct, acts, or omissions of Respondent, as described in the Accusation, is in violation of Code sections 10145, 10148, 10176(e), 10176(g), and 10176(i) and Regulations sections 2725, 2726, 2731, 2831, 2831.1, 2831.2, 2832, 2832.1, 2835, and constitutes cause under Code sections 10176(e), 10176(g), 10176(i), 10177(d), and 10177(g) for the suspension or revocation of all the licenses, license endorsements, and license rights of Respondent.

2.

The standard of proof applied was clear and convincing evidence to a reasonable certainty.

ORDER

All licenses, license endorsements, and license rights of Respondent KELLY WEST ARCHER under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on OCT 07 2026.

DATED: 9/9/2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]

By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

Department of Real Estate
320 West Fourth St., Ste. 350
Los Angeles, CA 90013

FILED
AUG 28 2026
DEPT. OF REAL ESTATE
By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:	DRE NO. ***H-05940 SD***
KELLY WEST ARCHER,	DEFAULT ORDER
Respondent.	

Respondent KELLY WEST ARCHER, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED AUG 28 2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]

By: SHANNAN WEST
Assistant Commissioner, Enforcement

Ex. "A"

STEVE CHU, Counsel (SBN 238155)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213)-620-6430
Fax: (213) 576-6917

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 KELLY WEST ARCHER, doing business as Archer Management Group and West Coast Realty Division, Respondent.	No. H-05940 SD ACCUSATION

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:

I.

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

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

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

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

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

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

7(j) Respondent used the unlicensed fictitious business names "Archer 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:

PARAGRAPH	PROVISIONS VIOLATED
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

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

9.

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

10.

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

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 the licenses, license endorsements, and license rights of Respondent KELLY WEST ARCHER under the Real Estate Law, for the cost of audit, investigation, and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated at San Diego, California

this 30 day of July, 2026

[redacted]

Veronica Kilpatrick
Supervising Special Investigator

cc: KELLY WEST ARCHER
Veronica Kilpatrick
Sacto.
Audits