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1 BUREAU OF REAL ESTATE
2 P. O. Box 137007
3 Sacramento, CA 95813-7007
4 Telephone: (916) 263-8670
5 Fax: (916) 263-3767
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FEB 23 2016
BUREAU OF REAL ESTATE
By S. Black

8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12) NO. H-6249 SAC
13 OMEGA HOME LOANS, INC.)
14 and RICHARD LAW,)
15 Respondents.)
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STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

It is hereby stipulated by and between Respondents OMEGA HOME LOANS, INC. (OHL) and RICHARD LAW (LAW), (collectively "Respondents"), and the Complainant, acting by and through Richard K. Uno, Esq., Counsel for the Bureau of Real Estate ("Bureau"), as follows for the purpose of settling and disposing of the Accusation filed on May 1, 2015, in this matter:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondents 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 solely on the basis of the provisions of this Stipulation and Agreement In Settlement and Order ("Stipulation and Order").

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

4 3. Respondents filed a Notice of Defense pursuant to Section 11505 of the
5 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
6 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
7 acknowledge that Respondents understand that by withdrawing said Notice of Defense,
8 Respondents will thereby waive Respondents' right to require the Real Estate Commissioner
9 ("Commissioner") to prove the allegations in the Accusation at a contested hearing held in
10 accordance with the provisions of the APA and that Respondents will waive other rights
11 afforded to Respondents in connection with the hearing such as the right to present evidence in
12 defense of the allegations in the Accusation and the right to cross-examine witnesses.

13 4. This Stipulation and Order is based on the factual allegations contained in
14 the Accusation. In the interest of expedience and economy, Respondents choose not to contest
15 these factual allegations, but to remain silent and understand that, as a result thereof, these
16 factual statements will serve as a prima facie basis for the "Determination of Issues" and "Order"
17 set forth below. The Real Estate Commissioner shall not be required to provide further evidence
18 to prove such allegations.

19 5. This Stipulation and Order and Respondents' decision not to contest the
20 Accusation are made for the purpose of reaching an agreed disposition in this proceeding and are
21 expressly limited to this proceeding and any other proceeding or case in which the Bureau, the
22 state or federal government, an agency of this state, or an agency of another state is involved.

23 6. It is understood by the parties that the Commissioner may adopt this
24 Stipulation and Order as his decision in this matter, thereby imposing the penalty and sanctions
25 on Respondents' real estate licenses and license rights as set forth in the "Order" below. In the
26 event that the Commissioner in his discretion does not adopt this Stipulation and Order, it shall

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1 a. Thirty (30) days of said suspension shall be stayed, upon the
2 condition that Respondent LAW petitions pursuant to Section 10175.2 of the Code and pays a
3 monetary penalty pursuant to Section 10175.2 of the Code at a rate of \$50.00 for each day of
4 the suspension for a total monetary penalty of \$1,500.00.

5 i. Said payment shall be in the form of a cashier's check
6 made payable to the Bureau of Real Estate. Said check must be delivered to the Bureau of
7 Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the
8 effective date of this Order.

9 ii. No further cause for disciplinary action against the Real
10 Estate licenses of Respondent LAW occurs within two (2) years from the effective date of the
11 Order in this matter.

12 iii. If Respondent LAW fails to pay the monetary penalty as
13 provided above prior to the effective date of this Order, the suspension shall go into effect
14 automatically.

15 iv. If Respondent LAW timely pays the monetary penalty
16 and any other moneys due under this Stipulation and Order; and if no further cause for
17 disciplinary action against the real estate license of Respondent LAW occurs within two (2)
18 years from the effective date of this Order, the entire stay hereby granted pursuant to this
19 Order, as to LAW only, shall become permanent.

20 2. The remaining thirty (30) days of said suspension shall also be stayed
21 for two (2) years upon the following terms and conditions:

22 a. Respondent LAW shall obey all laws, rules and regulations
23 governing the rights, duties and responsibilities of a real estate licensee in the State of
24 California; and,

25 b. That no final subsequent determination be made, after hearing or
26 upon stipulation, that cause for disciplinary action occurred within two (2) years from the
27 effective date of this Order. Should such a determination be made, the Commissioner may, in

1 his discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed
2 suspension. Should no such determination be made, the stay imposed herein shall become
3 permanent.

4 3. All licenses and licensing rights of LAW are indefinitely suspended unless
5 or until Respondent provides proof satisfactory to the Commissioner, of having taken and
6 successfully completed the continuing education course on trust fund accounting and handling
7 specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Code. Proof of
8 satisfaction of these requirements includes evidence that Respondent has successfully completed
9 the trust fund account and handling continuing education courses, no earlier than 120 days prior
10 to the effective date of the Decision and Order in this matter. Proof of completion of the trust
11 fund accounting and handling course must be delivered to the Bureau of Real Estate, Flag
12 Section at P.O. Box 137013, Sacramento, CA 95813-7013 or by fax at 916-263-8758, prior to
13 the effective date of this Decision and Order.

14 III. AS TO BOTH RESPONDENTS OMEGA HOME LOANS, INC. AND
15 RICHARD LAW

16 1. Pursuant to Section 10148 of the Code, Respondents shall jointly and
17 severally pay the sum of \$4,559.06 for the Commissioner's cost of the audit which led to this
18 disciplinary action. Respondents shall pay such cost within sixty (60) days of receiving an
19 invoice therefore from the Commissioner. Payment of audit costs should not be made until
20 Respondents receive the invoice. If Respondents fail to satisfy this condition in a timely manner
21 as provided for herein, Respondents' real estate licenses shall automatically be
22 suspended until payment is made in full, or until a decision providing otherwise is adopted
23 following a hearing held pursuant to this condition.

24 2. Pursuant to Section 10148 of the Code, Respondents shall jointly and
25 severally pay the Commissioner's reasonable cost, not to exceed \$4,559.06, for an audit to
26 determine if Respondents have corrected the violation(s) found in the "Determination of Issues".
27 In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use the

1 estimated average hourly salary for all persons performing audits of real estate brokers, and shall
2 include an allocation for travel time to and from the auditor's place of work. Respondents shall
3 pay such cost within sixty (60) days of receiving an invoice therefore from the Commissioner.
4 Payment of the audit costs should not be made until Respondents receive the invoice. If
5 Respondents fail to satisfy this condition in a timely manner as provided for herein,
6 Respondents' real estate licenses shall automatically be suspended until payment is made in full,
7 or until a decision providing otherwise is adopted following a hearing held pursuant to this
8 condition.

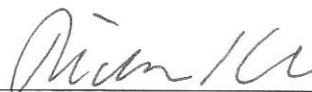
9 3. All licenses and licensing rights of Respondents are indefinitely
10 Suspended unless or until Respondents pay the sum of \$1,420.65 for the Commissioner's
11 reasonable cost of the investigation and enforcement which led to this disciplinary action. Said
12 payment shall be in the form of a cashier's check made payable to the Bureau of Real Estate.
13 The investigative and enforcement costs must be delivered to the Bureau of Real Estate, Flag
14 Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this
15 Decision and Order.

16 4. All licenses and licensing rights of Respondents are indefinitely
17 Suspended unless or until Respondents license any fictitious names that they use, including but
18 not limited to "Paul Law Property Management", pursuant to Section 2731 of the Regulations.
19 Proof of having licensed any fictitious names must be delivered to the Bureau of Real Estate,
20 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of
21 this Decision and Order.

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2/1/16

DATED



Richard K. Uno, Esq., Counsel
Bureau of Real Estate


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I have read the Stipulation and Order and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of requiring the Commissioner to prove the 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. Respondents can signify acceptance and approval of the terms and conditions of this Stipulation and Order by faxing a copy of the signature page, as actually signed by Respondents, to the Bureau at fax number (916) 263-3767. Respondents agree, acknowledge and understand that by electronically sending to the Bureau a fax copy of Respondents' actual signatures as they appear on the Stipulation and Order, that receipt of the faxed copy by the Bureau shall be as binding on Respondents as if the Bureau had received the original signed Stipulation and Order.

1/22/16

DATED


OMEGA HOME LOANS, INC., Respondent
By RICHARD LAW,
Designated Officer of Respondent

1/25/16
DATED


RICHARD LAW,
Respondent

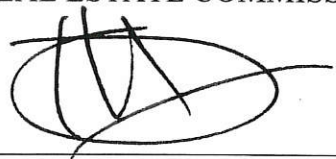
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The foregoing Stipulation and Agreement In Settlement and Order is hereby
adopted by me as my Decision in this matter as to Respondents OMEGA HOME LOANS, INC.
and RICHARD LAW, and shall become effective at 12 o'clock noon on
MAR 15 2016.

IT IS SO ORDERED February 19, 2016.

WAYNE S. BELL
REAL ESTATE COMMISSIONER



By: JEFFREY MASON
Chief Deputy Commissioner