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BUREAU OF REAL ESTATE

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BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of
DEONTA R. DORROUGH,
Respondent.

No. H- 6393 SAC
ACCUSATION

The Complainant, TRICIA PARKHURST, a Supervising Special Investigator of the State of California, for cause of Accusation against DEONTA R. DORROUGH (Respondents), is informed and alleges as follows:

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The Complainant, TRICIA PARKHURST, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

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Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code (Code).

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At all times mentioned, Respondent was and is licensed by the Bureau as a real estate broker.

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2 On or about September 5, 2014, Respondent incorporated The Dorrough Group
3 through the California Secretary of State. At no times mentioned was The Dorrough Group
4 licensed by the Bureau as a fictitious business name and/or real estate corporation.

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6 At all times mentioned, Respondent engaged in the business of, acted in the
7 capacity of, advertised, or assumed to act as a real estate licensee, in the State of California,
8 within the meaning of Section 10131(a) of the Code, including the operation and conduct of a
9 real estate resale brokerage with the public wherein, on behalf of others, for compensation or in
10 expectation of compensation, Respondent sold and offered to sell, bought and offered to buy,
11 solicited prospective sellers and purchasers of, solicited and obtained listings of, and negotiated
12 the purchase and resale of real property.

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14 On or about April 9, 2014, Respondent entered into an agreement to represent
15 buyer, Rosela Pastones (Pastones), in the purchase of a home. Pastones and Respondent, using
16 the unlicensed name The Dorrough Group, signed a Disclosure Regarding Real Estate Agency
17 Relationship form.

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19 On or about September 4, 2014, Respondent, using the unlicensed name The
20 Dorrough Group, prepared a California Residential Purchase Agreement and Joint Escrow
21 Instructions (purchase agreement) on behalf of Pastones for the purchase of the property located
22 at 88 Carrick Circle, Hayward, California. The purchase agreement called for purchase price of
23 \$869,000.00 with a initial deposit of \$3,000.00 and the remainder of the funds to be deposited
24 with the escrow holder within sufficient time to close escrow. Along with the purchase
25 agreement, Respondent submitted to the seller a Pre-Approval Letter for Pastones, signed by
26 Melissa Medina (Medina), Bayanihan Financing Officer, approving Pastones for a loan in the
27 amount of \$870,000 through the "Bayanihan Homeownership Private Financing Program."

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On or about September 5, 2014, the seller made a counter-offer to the purchase agreement: The counter-offer increased the buyer's initial deposit to \$15,000. On or about September 6, 2014, Pastones accepted the counter offer.

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On or about September 8, 2014, Pastones submitted the deposit of \$15,000.00 to Orange Coast Title, and escrow #1601028-FV was opened. The estimated close date was to be October 3, 2014.

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On or about October 3, 2014, Respondent negotiated an extension of escrow for a period of two weeks. The extension was at the request of Pastones' lender, Medina. As part of the extension, Pastones was to release the deposit of \$15,000.00 to the seller prior to the close of escrow. Respondent advised Pastones to release said funds to the seller, when Medina promised the terms of the extension. At the time Respondent advised Pastones to release the \$15,000.00 from escrow, Respondent had no reasonable belief that the lender, Medina, would be able to perform as promised.

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On or about October 4, 2014, Pastones released her deposit of \$15,000.00 to the buyer, per Instructions to Release Funds Prior to Close from Orange Coast Title. As a result of Respondent's negligence and/or incompetence, Pastones did in fact lose her \$15,000.00 deposit, as the lender, Medina, was unable to fund the loan.

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The acts and/or omissions of Respondent as alleged in the above constitute grounds for the suspension or revocation of the licenses and license rights of Respondent under Section 10177(g) of the Code.

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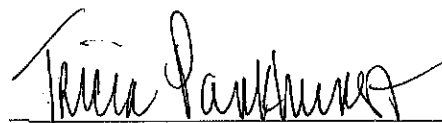
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Respondent's use of the unlicensed name, The Dorrough Group, constitute grounds for the suspension or revocation of the licenses and license rights of Respondent under Section 10177(d) of the Code in conjunction with Sections 10130 and/or 10159.5 of the Code and/or Section 2731 of Title 10 of the California Code of Regulations.

COST RECOVERY

Section 10106 of the Code provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, 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 discipline on all licenses and license rights of Respondents under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), for the cost of the investigation and enforcement of this case as permitted by law, and for such other and further relief as may be proper under the provisions of law.



TRICIA PARKHURST
Supervising Special Investigator

Dated at Sacramento, California,
this 3rd day of May, 2016

DISCOVERY DEMAND

Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the Bureau of Real Estate hereby makes demand for discovery pursuant to the guidelines set forth in the *Administrative Procedure Act*. Failure to provide Discovery to the Bureau of Real Estate may result in the exclusion of witnesses and documents at the hearing or other sanctions that the Office of Administrative Hearings deems appropriate.