

1 DEPARTMENT OF REAL ESTATE
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FILED

OCT 10 2019

DEPARTMENT OF REAL ESTATE

By R. Kropp

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA
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11 * * *

12 In the Matter of the Accusation of) BRE No. H-6851 SAC
13)
14 Lighthouse Mortgage Company, Inc.)
15 And LARRY EDWIN GOODROW, JR.,) STIPULATION AND AGREEMENT
Respondents.) IN SETTLEMENT AND ORDER

16 It is hereby stipulated by and between LIGHTHOUSE MORTGAGE
17 COMPANY, INC. (LMC), and LARRY EDWIN GOODROW, JR. (GOODROW), collectively
18 Respondents, and the Complainant, acting by and through Richard K. Uno, Counsel for the
19 DEPARTMENT of Real Estate (DEPARTMENT); as follows for the purpose of settling and
20 disposing of the Accusation filed on July 1, 2019, in this matter:

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

26 2. Respondents have received, read, and understand the Statement to
27 Respondent, the Discovery Provisions of the APA and the Accusation filed by the

1 DEPARTMENT of Real Estate in this proceeding.

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

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

17 5. It is understood by the parties that the Commissioner may adopt the
18 Stipulation as his Decision and Order in this matter, thereby imposing the penalty and sanctions
19 on Respondents' real estate licenses and license rights as set forth in the below "Order". In the
20 event that the Commissioner in his discretion does not adopt the Stipulation, it shall be void and
21 of no effect, and Respondents shall retain the rights to a hearing and proceeding on the
22 Accusation under all the provisions of the APA and shall not be bound by any admission or
23 waiver made herein.

24 6. The Order or any subsequent Order of the Commissioner made pursuant to
25 this Stipulation shall not constitute an estoppel, merger, or bar to any further administrative or
26 civil proceedings by the DEPARTMENT with respect to any matters which were not specifically
27 alleged to be causes for accusation in this proceeding.

1 7. Respondents understand that by agreeing to this Stipulation, Respondents
2 agree to pay, pursuant to Section 10106 of the Code, the cost of the investigation and
3 enforcement in the amount of \$2,885.84.

4 DETERMINATION OF ISSUES

5 By reason of the foregoing stipulations, admissions and waivers, and solely for
6 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed
7 that the acts and/or omissions of Respondents, as described in the Accusation, constitute grounds
8 for the suspension or revocation of the licenses and license rights of Respondents under the
9 provisions of Sections 2945.4 of the Regulations and Section 10177(d), 10177(g), 10232 and
10 10240 of the Code, as to GOODROW, only, Sections 2725 of the Regulations and Sections
11 10177(h) of the Code.

12 ORDER

13 LIGHTHOUSE MORTGAGE COMPANY, INC.

14 All licenses and licensing rights of LMC, under the Real Estate Law are revoked;
15 provided, however, a restricted corporate real estate broker license and restricted MLO
16 Endorsement shall be issued to LMC, pursuant to Section 10156.5 of the Code, if LMC makes
17 application therefore and pays to the DEPARTMENT of Real Estate the appropriate fee for the
18 restricted license within 90 days from the effective date of this Stipulation. The restricted license
19 issued to LMC shall be subject to all of the provisions of Section 10156.7 of the Code and to the
20 following limitations, conditions, and restrictions imposed under authority of Section 10156.6 of
21 the Code:

22 1. The restricted license issued to LMC may be suspended prior to hearing by
23 Order of the Commissioner on evidence satisfactory to the Commissioner that LMC has violated
24 provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the
25 Commissioner or conditions attaching to the restricted license.

26 2. LMC shall not be eligible to apply for the issuance of any unrestricted real
27 estate license nor the removal of any of the conditions, limitations, or restrictions of a restricted

1 until three (3) years have elapsed from the effective date of this Stipulation. LMC shall not be
2 eligible to apply for any unrestricted licenses until all restrictions attaching to the license have
3 been removed.

4 LARRY EDWIN GOODROW, JR.

5 All licenses and licensing rights of GOODROW, under the Real Estate Law are
6 revoked; provided, however, a restricted real estate designated officer license and restricted MLO
7 Endorsement, shall be issued to GOODROW, pursuant to Section 10156.5 of the Code, if
8 GOODROW makes application therefore and pays to the DEPARTMENT of Real Estate the
9 appropriate fee for the restricted license within 90 days from the effective date of this Stipulation.

10 The restricted license issued to GOODROW shall be subject to all of the provisions of Section
11 10156.7 of the Code and to the following limitations, conditions, and restrictions imposed under
12 authority of Section 10156.6 of the Code:

13 1. The restricted license issued to GOODROW may be suspended prior to
14 hearing by Order of the Commissioner in the event of GOODROW's conviction or plea of nolo
15 contendere to a crime which is substantially related to GOODROW's fitness or capacity as a real
16 estate licensee.

17 2. The restricted license issued to GOODROW may be suspended prior to
18 hearing by Order of the Commissioner on evidence satisfactory to the Commissioner that
19 GOODROW has violated provisions of the California Real Estate Law, the Subdivided Lands
20 Law, Regulations of the Commissioner or conditions attaching to the restricted license.

21 3. GOODROW shall not be eligible to apply for the issuance of any
22 unrestricted real estate license nor the removal of any of the conditions, limitations, or
23 restrictions of a restricted until three (3) years have elapsed from the effective date of this
24 Stipulation. GOODROW shall not be eligible to apply for any unrestricted licenses until all
25 restrictions attaching to the license have been removed.

26 4. GOODROW shall, within nine (9) months from the effective date of this
27 Stipulation, present evidence satisfactory to the Commissioner that GOODROW has, since the

1 most recent issuance of an original or renewal real estate license, taken and successfully
2 completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate
3 Law for renewal of a real estate license. If GOODROW fails to satisfy this condition,
4 GOODROW's real estate license shall automatically be suspended until GOODROW presents
5 evidence satisfactory to the Commissioner of having taken and successfully completed the
6 continuing education requirements. Proof of completion of the continuing education courses
7 must be delivered to the DEPARTMENT of Real Estate, Flag Section, at P.O. Box 137013,
8 Sacramento, CA 95813-7013.

9 LIGHTHOUSE MORTGAGE COMPANY, INC. and LARRY EDWIN GOODROW, JR.

10 1. All licenses and licensing rights of Respondent are indefinitely suspended
11 unless or until Respondent pays the sum of \$2,885.84 for the Commissioner's reasonable cost of
12 the investigation and enforcement which led to this disciplinary action. Said payment shall be in
13 the form of a cashier's check made payable to the Bureau of Real Estate. The investigative and
14 enforcement costs must be delivered to the Bureau of Real Estate, Flag Section at P.O. Box
15 137013, Sacramento, CA 95813-7013, prior to the effective date of this Decision and Order.
16 of receiving an invoice therefore from the Commissioner.

17
18 9/25/19

19 DATED

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19 RICHARD K. UNO, Counsel III
20 DEPARTMENT OF REAL ESTATE


21 * * *

22 I have read the Stipulation and Agreement in Settlement and Order and its terms
23 are understood by me and are agreeable and acceptable to me. I understand that I am waiving
24 rights given to me by the California Administrative Procedure Act (including but not limited
25 to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly,
26 intelligently, and voluntarily waive those rights, including the right of requiring the
27 Commissioner to prove the allegations in the Accusation at a hearing at which I would have the

1 right to cross-examine witnesses against me and to present evidence in defense and mitigation
2 of the charges.
3

4 9/26/19


5 DATED

6 
LIGHTHOUSE MORTGAGE COMPANY, INC.
BY: LARRY EDWIN GOODROW, JR.

7 ***
8

9 9/26/19

10 DATED

11 
LARRY EDWIN GOODROW, JR.

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14 The foregoing Stipulation and Agreement In Settlement and Order is hereby
15 adopted by the Real Estate Commissioner as his Decision and Order and shall become effective
16 at 12 o'clock noon on OCT 31 2019 .

17 IT IS SO ORDERED October 4, 2019.

18 DANIEL J. SANDRI
19 ACTING REAL ESTATE COMMISSIONER

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