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FILED
APR 28 2022
DEPARTMENT OF REAL ESTATE
By J. Taggart

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9 BEFORE THE DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

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12 In the Matter of the Accusation of)
13) NO. H-7034 SAC
14 WILLIAM EDWARD GEORGE,)
15) ACCUSATION
Respondent.)
_____)

16 The Complainant, TRICIA D. PARKHURST, a Supervising Special Investigator
17 of the State of California, for Accusation against Respondent WILLIAM EDWARD GEORGE
18 (WILLIAM), is informed and alleges as follows:

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20 The Complainant makes this Accusation against WILLIAM in her official
21 capacity.

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23 At all times mentioned herein, WILLIAM was and is presently licensed and/or has
24 license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and
25 Professions Code (the Code) by the Department of Real Estate (Department) as a real estate
26 broker.

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At no time mentioned herein was CHARITY A. GEORGE (CHARITY) licensed by the Department as a real estate salesperson, her license having expired on May 23, 2015. Although CHARITY is not named as a Respondent, WILLIAM and CHARITY are referred to collectively as RESPONDENTS herein.

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At all times mentioned, RESPONDENTS engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate brokers in the State of California, within the meaning of Section 10131(b) of the Code, including the operation and conduct of a property management business wherein RESPONDENTS leased, rented, or offered to lease or rent, solicited listings for lease or rent, collected rents from tenants or lessees, or performed other services for real property owners and tenants or lessees, all for or in expectation of compensation.

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On or about June 29, 2019, CHARITY, on behalf of Owners, signed a lease agreement with tenants Daniel and Carey M. for that certain real property commonly known as 114 Vanderbilt Way, Sacramento, California (Vanderbilt Property).

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CHARITY collected rent checks from Daniel M. dated: June 27, 2019, June 29, 2019, July 31, 2019, August 28, 2019, September 29, 2019, October 31, 2019, and December 1, 2019, and deposited the checks into her personal bank account.

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On or about November 21, 2019, CHARITY, on behalf of Owners, signed a lease agreement with tenants Reuben A. and Susy T. for the Vanderbilt Property.

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Although WILLIAM was a licensed broker, all contacts with the tenants, including phone calls, contracts, rental applications, move out inspections and collections of rents and deposits were with his employee, CHARITY.

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RESPONDENTS charged commission of 5% of monthly rent plus 5% of initial rent.

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The activities of WILLIAM, as described in Paragraphs 1 through 9, above constitute violations of Sections 10137 (compensating unlicensed person) and 10145(a)(1) (failure to deposit trust funds) and are grounds for discipline under Sections 10137, 10177(d) (violate real estate laws), and 10177(g) (negligence/incompetence licensee) of the Code.

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Section 10106 of the Code provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Department, 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 licenses and license rights of Respondent under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code), for the cost of investigation, cost of

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1 enforcement of this action, the cost of the audit, and for such other and further relief as may be
2 proper under other provisions of law.

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4 TRICIA D. PARKHURST
5 Supervising Special Investigator

6 Dated at Sacramento, California,
7 this 4th day of April, 2022.

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9 DISCOVERY DEMAND

10 The Department of Real Estate hereby requests discovery pursuant to Section
11 11507.6 of the California Government Code. Failure to provide discovery to the Department
12 may result in the exclusion of witnesses and/or documents at the hearing, and other sanctions as
13 the Administrative Law Judge deems appropriate.