



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

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

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

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

25                   7. Respondent understands that by agreeing to this Stipulation, Respondent agrees  
26 to pay, pursuant to Section 10106 of the Business and Professions Code (Code), the cost of the

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1 investigation which resulted in the determination that Respondent committed the violations  
2 found in the "Determination of Issues". The amount of such costs is \$3,596.50.

3 DETERMINATION OF ISSUES

4 By reason of the foregoing stipulations, admissions and waivers, and solely for  
5 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed  
6 that the acts and/or omissions of Respondent, as described in the Accusation, constitute grounds  
7 for the suspension or revocation of the licenses and license rights of Respondent under the  
8 provisions of Sections 10177(d) and 10177 (g) of the Code.

9 ORDER

10 All licenses and licensing rights of MEGAN LOUISE BELMONT, under the Real  
11 Estate Law are suspended for a period of one hundred and twenty (120) days from the effective  
12 date of this Order; provided, however, that:

13 1. Ninety (90) days of said suspension shall be stayed, upon the condition that  
14 Respondent petitions pursuant to Section 10175.2 of the Code and pays a monetary penalty  
15 pursuant to Section 10175.2 of the Code at a rate of \$100 for each day of the suspension for a  
16 total monetary penalty of \$9,000.00.

17 (a) Said payment shall be in the form of a cashier's check made payable  
18 to the Department of Real Estate. Said check must be delivered to the Department of Real  
19 Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective  
20 date of this Order.

21 (b) No further cause for disciplinary action against the real estate license  
22 of Respondent occurs within two (2) years from the effective date of the decision in this matter.

23 (c) If Respondent fails to pay the monetary penalty as provided above  
24 prior to the effective date of this Order, the stay of the suspension shall be vacated as to  
25 Respondent and the order of suspension shall be immediately executed, under this Order, in  
26 which event Respondent shall not be entitled to any repayment nor credit, prorated or otherwise,  
27 for the money paid to the Department under the terms of this Order.

1 (d) If Respondent pays the monetary penalty and any other moneys due  
2 under this Stipulation and if no further cause for disciplinary action against the real estate license  
3 of Respondent occurs within two (2) years from the effective date of this Order, the entire stay  
4 hereby granted in this Order shall become permanent.

5 2. Thirty (30) days of said suspension shall be stayed for two (2) years upon  
6 the following terms and conditions:

7 (a) Respondent shall obey all laws, rules and regulations governing the  
8 rights, duties and responsibilities of a real estate licensee in the State of California; and,

9 (b) That no final subsequent determination be made, after hearing or upon  
10 stipulation, that cause for disciplinary action occurred within two (2) years from the effective  
11 date of this Order. Should such a determination be made, the Commissioner may, in her  
12 discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed  
13 suspension. Should no such determination be made, the stay imposed herein shall become  
14 permanent.

15 3. Respondent shall, within six months from the effective date of this Stipulation,  
16 take and pass the Professional Responsibility Examination administered by the Department  
17 including the payment of the appropriate examination fee. If Respondent fails to satisfy this  
18 condition, the Commissioner may order suspension of Respondent's license until Respondent  
19 passes the examination.

20 4. All licenses and licensing rights of Respondent are indefinitely suspended  
21 unless or until Respondent pays the sum of \$3,596.50 for the Commissioner's reasonable cost of  
22 the investigation which led to this disciplinary action. Said payment shall be in the form of a  
23 cashier's check made payable to the Department of Real Estate, Flag Section at P.O. Box  
24 137013, Sacramento, CA 95813-7013, prior to the effective date of this Stipulation.

25  
26 3/8/2024

27 DATED

  
MEGAN LEE OLSEN, Counsel  
DEPARTMENT OF REAL ESTATE

1 \* \* \*

2 I have read the Stipulation and Agreement, discussed it with my counsel, and its  
3 terms are understood by me and are agreeable and acceptable to me. I understand that I am  
4 waiving rights given to me by the APA (including but not limited to Sections 11506, 11508,  
5 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily  
6 waive those rights, including the right of requiring the Commissioner to prove the allegations  
7 in the Accusation at a hearing at which I would have the right to cross-examine witnesses  
8 against me and to present evidence in defense and mitigation of the charges.

9 Respondent and Respondent's attorney further agree to send the original signed  
10 Stipulation by mail to the following address no later than one (1) week from the date the  
11 Stipulation is signed by Respondent and Respondent's attorney: *Department of Real Estate,*  
12 *Legal Section, P.O. Box 137007, Sacramento, California 95813-7007.* Respondent and  
13 Respondent's attorney understand and agree that if they fail to return the original signed  
14 Stipulation by the due date, Complainant retains the right to set this matter for hearing.

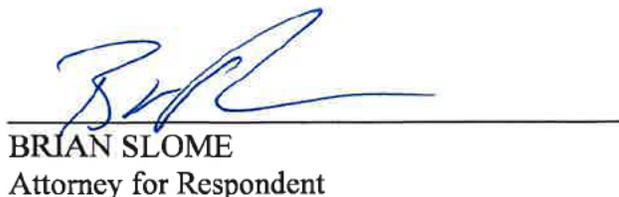
15  
16 2/26/24  
17 DATED

18   
19 MEGAN LOUISE BELMONT  
20 Respondent

21 \* \* \*

22 *I have reviewed the Stipulation and Agreement as to form and content and have advised my*  
23 *client accordingly.*

24 3/4/2025  
25 DATED

26   
27 BRIAN SLOME  
Attorney for Respondent

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The foregoing Stipulation and Agreement In Settlement and Order is hereby adopted by the Real Estate Commissioner as her Decision and Order and shall become effective at 12 o'clock noon on MAY 23 2024.

IT IS SO ORDERED 4/8/2024.

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther  
Chief Deputy Real Estate Commissioner