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DEPARTMENT OF REAL ESTATE
By J. Taggart

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 In the Matter of the Accusation of)
12 MANUEL ALEXANDER ROMO,) No. H-7207 SAC
13 Respondent.) ACCUSATION

14 The Complainant, TRICIA D. PARKHURST, a Supervising Special Investigator
15 of the State of California, for Accusation against Respondent MANUEL ALEXANDER ROMO
16 (ROMO), sometimes referred to as Respondent, is informed and alleges as follows:

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18 The Complainant makes this Accusation against Respondent in her official
19 capacity.

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

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At all times mentioned, Respondent engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Section 10131(a) of the Code, including the operation and conduct of a residential resale brokerage wherein Respondent bought, sold, or offered to buy or sell, solicited or obtained listings of, and negotiated the purchase, sale or exchange of real property or business opportunities, all for or in expectation of compensation.

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Beginning on or about January, 2022, ROMO acted as the listing agent for a new house commonly known as 825 Iris Court, Lodi, California 95242. (Iris Property)

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On or about January 5, 2022, Gina F and Aaron M., Buyers, through their agent, Beth Calder, made an offer to purchase the Iris Property. The Seller accepted the offer on or about January 5, 2022. Escrow closed on the Iris Property on or about February 4, 2022.

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On or about March 21, 2022, ROMO, through DocuSign forged Buyers' signatures on a StrucSure home warranty application by emailing the application himself to StrucSure. Buyers gave no indication that they wanted a home warranty policy, did not consent to ROMO filing an application on their behalf, and would not have consented to allow ROMO to sign anything on their behalf.

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Buyers learned that ROMO had signed and submitted the home warranty application when a StrucSure representative contacted the Buyers.

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ROMO initially indicated that Buyers verbally authorized him to sign the home warranty application on their behalf, which they denied.

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On or about April 12, 2022, ROMO emailed Buyers, offering to pay them \$5,000 to “not press charges on (sic) me for signing his name on the StrucSure Warranty (application).”

Buyers refused to accept ROMO’s payment in exchange for remaining silent and instead filed a consumer complaint with the Department.

The facts alleged in Paragraphs 6 and 9, above are violations of Sections 10176(a) (substantial misrepresentation) and 10176(i) (other conduct involving fraud or dishonest dealing) and are grounds for the suspension or revocation of the licenses and license rights of Respondent under Sections 10176(a), 10176(i), 10177(d) (willful disregard/violation of real estate law), 10177(g) (negligence/incompetence real estate licensee), or 10177(j) (conduct constitutes fraud/dishonest dealing) of the Code.

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

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1 action against all licenses and license rights of Respondent under the Real Estate Law (Part 1 of
2 Division 4 of the Business and Professions Code) and for such other and further relief as may be
3 proper under other provisions of law.

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6 TRICIA D. PARKHURST
7 Supervising Special Investigator

8 Dated at Sacramento, California,
9 this 14 day of March, 2023

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11 DISCOVERY DEMAND

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