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DEPARTMENT OF REAL ESTATE

By P. dew

DEPARTMENT OF REAL ESTATE
651 Bannon Street, Suite 507
Sacramento, CA 95811

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of) No. H-7226 SAC
MOHAMMED ARSHAD JALAL,) STIPULATION AND AGREEMENT
Respondent.) IN SETTLEMENT AND ORDER

It is hereby stipulated by and between MOHAMMED ARSHAD JALAL
(Respondent), represented by Jonathan C. Turner, and the Complainant, acting by and through
Megan Lee Olsen, Counsel for the Department of Real Estate (Department); as follows for the
purpose of settling and disposing of the Accusation filed on January 24, 2024, in this matter:

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

2. Respondent has received, read, and understands the Statement to Respondent,
the Discovery Provisions of the APA and the Accusation filed by the Department in this
proceeding.

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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 their right to require the Real Estate Commissioner (Commissioner) to prove the
6 allegations in the Accusation at a contested hearing held in accordance with the provisions of the
7 APA and that Respondent will waive other rights afforded to them in connection with the
8 hearing such as the right to present evidence in defense of the allegations in the Accusation and
9 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 \$1,853.00.

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, in conjunction with Sections 10130
9 of the Code.

10 ORDER

11 All licenses and licensing rights of MOHAMMED ARSHAD JALAL, under the
12 Real Estate Law are suspended for a period of sixty (60) days from the effective date of this
13 Order; provided, however, that:

14 1. Thirty (30) days of said suspension shall be stayed, upon the condition that
15 Respondent petitions pursuant to Section 10175.2 of the Code and pays a monetary penalty
16 pursuant to Section 10175.2 of the Code at a rate of \$50 for each day of the suspension for a total
17 monetary penalty of \$1,500.00.

18 (a) Said payment shall be in the form of a cashier's check made payable
19 to the Department of Real Estate. Said check must be delivered to the Department of Real
20 Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the
21 effective date of this Order.

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

24 (c) If Respondent fails to pay the monetary penalty as provided above
25 prior to the effective date of this Order, the stay of the suspension shall be vacated as to
26 Respondent and the order of suspension shall be immediately executed, under this Order, in

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1 which event Respondent shall not be entitled to any repayment nor credit, prorated or otherwise,
2 for the money paid to the Department under the terms of this Order.

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

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

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

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

17 3. All licenses and licensing rights of Respondent are indefinitely suspended
18 unless or until Respondent pays the sum of \$1,853.00 for the Commissioner's reasonable cost of
19 the investigation which led to this disciplinary action. Said payment shall be in the form of a
20 cashier's check made payable to the Department of Real Estate, Flag Section at 651 Bannon
21 Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Stipulation.

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23 2/6/25

24 DATED

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26 MEGAN LEE OLSEN, Counsel
27 DEPARTMENT OF REAL ESTATE

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

2/6/2025

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

2-6-2025

Dr. C. Tan

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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 22 2025.

IT IS SO ORDERED 4/24/2025.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner