

FILED

JUN 18 2025

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

DEPARTMENT OF REAL ESTATE
By PJ dew

Telephone: (916) 576-8700
Fax: (916) 263-3767

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of	)	No. H-7322 SAC
	)	
TITUS PROPERTIES GROUP INC.	)	<u>STIPULATION AND AGREEMENT</u>
and <u>RAE ANN R. TITUS</u> ,	)	<u>IN SETTLEMENT AND ORDER</u>
	)	
Respondents.	)	

It is hereby stipulated by and between **RAE ANN R. TITUS** (Respondent), 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 May 2, 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.

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 they will thereby
5 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
7 the APA and that they will waive other rights afforded to them in connection with the hearing
8 such as the right to present evidence in defense of the allegations in the Accusation and the right
9 to cross-examine witnesses.

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

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

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

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1 7. Respondent understands that by agreeing to this Stipulation, Respondent
2 agrees to pay, pursuant to Section 10148 of the Business and Professions Code (Code), the cost
3 of the audit which resulted in the violations found in the Determination of Issues. The amount
4 of such costs is \$6,977.50.

5 **DETERMINATION OF ISSUES**

6 By reason of the foregoing stipulations, admissions and waivers, and solely for
7 the purpose of settlement of the pending Accusation without a hearing, it is stipulated and
8 agreed that the acts and/or omissions of Respondent, as described in the Accusation, constitute
9 grounds for the suspension or revocation of the licenses and license rights of Respondent under
10 the provisions of Sections 10177(d), 10177 (g) and 10177 (h) of the Code, in conjunction with
11 Sections 10145 and 10159.2 of the Code, and Sections 2725, 2831.2, 2832, 2832.1 and 2834 of
12 Title 10 of the California Code of Regulations (Regulations).

13 **ORDER**

14 All licenses and licensing rights of **RAE ANN R. TITUS**, under the Real Estate
15 Law are suspended for a period of sixty (60) days from the effective date of this Order;
16 provided, however, that:

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

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

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

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

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

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

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

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

20 3. All licenses and licensing rights of Respondent are indefinitely
21 suspended unless or until Respondent provides proof satisfactory to the Commissioner, of
22 having taken and successfully completed the continuing education course on trust fund
23 accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the
24 Code. Proof of satisfaction of these requirements includes evidence that Respondent has
25 successfully completed the trust fund account and handling continuing education course, no
26 earlier than 120 days prior to the effective date of the Decision and Order in this matter. Proof
27 of completion of the trust fund accounting and handling course must be delivered to the

1 Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA
2 95811 or by fax at 916-263-8758, prior to the effective date of this Decision and Order.

3 4. Pursuant to Section 10148 of the Code, Respondent shall pay the sum of
4 \$6,977.50 for the Commissioner's cost of the audit which led to this disciplinary action.
5 Respondent shall pay such cost within sixty (60) days of receiving an invoice therefore from the
6 Commissioner. Payment of audit costs should not be made until Respondent receive the
7 invoice. If Respondent fails to satisfy this condition in a timely manner as provided for herein,
8 Respondent's real estate license shall automatically be suspended until payment is made in full,
9 or until a decision providing otherwise is adopted following a hearing held pursuant to this
10 condition.

11 5. All licenses and licensing rights of Respondent are indefinitely suspended
12 unless or until Respondent pays the sum of \$1,751.50 for the Commissioner's reasonable cost of
13 the investigation which led to this disciplinary action. Said payment shall be in the form of a
14 cashier's check made payable to the Department of Real Estate, Flag Section at 651 Bannon
15 Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Stipulation.

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17 2/10/2025

18 DATED

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MEGAN LEE OLSEN, Counsel
DEPARTMENT OF REAL ESTATE

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

3 I further agree to send the original signed Stipulation by mail to the following
4 address no later than one (1) week from the date the Stipulation is signed to: *Department of*
5 *Real Estate, Legal Section, 651 Bannon Street, Suite 507, Sacramento, California 95811.* I
6 understand that failure to mail the original back may result in this matter going to hearing.

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9 2/7/2025

DATED

Rae Ann Titus

RAE ANN R. TITUS
Respondent

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14 The foregoing Stipulation and Agreement In Settlement and Order is hereby
15 adopted by the Real Estate Commissioner as her Decision and Order and shall become effective
16 at 12 o'clock noon on JUL 09 2025

17 IT IS SO ORDERED

18 CHIKA SUNQUIST
19 REAL ESTATE COMMISSIONER
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22 By: Marcus L. McCarther
23 Chief Deputy Real Estate Commissioner
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FILED

JUN 18 2025

DEPARTMENT OF REAL ESTATE

By B dew

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:) DRE No. H-7322 SAC
)
) **TITUS PROPERTIES GROUP INC.**)
) and RAE ANN R. TITUS,)
) Respondents.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On May 02, 2024, an Accusation was filed in this matter against Respondent **TITUS PROPERTIES GROUP INC.** ("Respondent").

On February 07, 2025, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker corporation license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent **TITUS PROPERTIES GROUP INC.** 's petition for voluntary surrender of its real estate broker corporation license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated February 07, 2025 (attached as Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below-listed address so that they reach the Department of Real Estate on or before the effective date of this Order:

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DEPARTMENT OF REAL ESTATE
Attention: Licensing Flag Section
651 Bannon Street, Suite 504
Sacramento, CA 95811

This Order shall become effective at 12 o'clock noon on JUL 09 2025.

DATED: 4/9/2025

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

TITUS PROPERTIES GROUP INC.

and RAE ANN R. TITUS,

Respondents.

No. H-7322 SAC

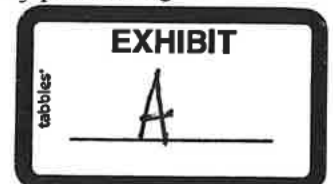
DECLARATION

TITUS PROPERTIES GROUP INC. (TPGI) is currently licensed and/or has license rights as a real estate broker corporation. TPGI is representing itself in this matter.

At all times herein mentioned, TPGI was and is acting by and through RAE ANN R. TITUS (TITUS), who is the designated officer.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), TPGI wishes to voluntarily surrender its real estate license issued by the Department of Real Estate (Department), pursuant to Business and Professions Code Section 10100.2.

TPGI and TITUS understand that by so voluntarily surrendering TPGI's real estate license, TPGI may be relicensed as a real estate broker corporation, only by petitioning for



1 reinstatement pursuant to Section 11522 of the Government Code. TPGI and TITUS understand
2 that by so voluntarily surrendering TPGI's real estate license, TPGI and TITUS agree to the
3 following:

4 1. The filing of this Declaration shall be deemed as TPGI's petition for
5 voluntary surrender.

6 2. It shall also be deemed to be an understanding and agreement by TPGI that
7 they waive all rights to require the Commissioner to prove the allegations contained in the
8 Accusation filed in this matter at a hearing held in accordance with the provisions of the
9 Administrative Procedure Act (Government Code Sections 11400 et seq.), and that TPGI also
10 waive other rights afforded to them in connection with the hearing such as the right to discovery,
11 the right to present evidence in defense of the allegations in the Accusation and the right to cross-
12 examine witnesses.

13 3. TPGI further agree that upon acceptance by the Commissioner, as evidenced
14 by an appropriate order, all affidavits and all relevant evidence obtained by the Department in this
15 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed
16 in the Department Case No. H-7322 SAC, may be considered by the Department to be true and
17 correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to
18 Government Code Section 11522.

19 4. TPGI further understands and agrees that upon acceptance by the
20 Commissioner, as evidenced by an appropriate order, of their petition to voluntarily surrender all of
21 their licenses and license rights under the Real Estate Law, the Department will take no further
22 disciplinary action related to the Accusation filed in Department Case No. H-7322 SAC, with the
23 exception of the use of such affidavits, evidence, and allegations as outlined above in Paragraph 3.

24 5. TPGI freely and voluntarily surrenders all licenses and license rights under
25 the Real Estate Law.

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1 I declare under penalty of perjury under the laws of the State of California that the
2 above is true and correct and that this declaration was executed Feb 7th, 2025, at
3 Willows, California.
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6 TITUS PROPERTIES GROUP INC.
7 Respondent
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9 By: RAE ANN R. TITUS
10 Designated Officer
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