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FILED

APR 17 2026

DEPARTMENT OF REAL ESTATE
By B. Nicholas

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 CHRISTINA LOUISE RATCLIFF,) NO. H-7506 SAC
13 Respondent.) ACCUSATION
14 _____)

15 The Complainant, HEATHER NISHIMURA, acting in her official capacity as a
16 Supervising Special Investigator of the State of California, for cause of Accusation
17 against CHRISTINA LOUISE RATCLIFF (“Respondent”), also known as CHRISTINA GEER,
18 is informed and alleges as follows:

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20 At all times herein mentioned, Respondent was and is presently licensed and/or
21 has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and
22 Professions Code (the Code) by the Department of Real Estate (the Department) as a real estate
23 salesperson as defined in Section 10016 of the Code. Respondent presently has an active
24 mortgage loan originator (“MLO”) license endorsement (NMLS ID 1154319) that was issued on
25 March 16, 2021. At all times mentioned herein Respondent performed mortgage loan originator
26 activities for California Loan Associates Inc. (“CLA”).

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At all times herein mentioned, Respondent performed one or more acts set forth in Section 10131 of the Code, for compensation or in expectation of a compensation. Pursuant to Section 10131(d) of the Code, Respondent solicited borrowers or lenders for or negotiated loans or collected payments or performed services for borrowers or lenders or note owners in connection with loans secured directly or collaterally by liens on real property or on a business opportunity.

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From about April 2023, Respondent acted on behalf of Jordan P., Sabrina S., and Mason G, (“Borrowers”) in applying for and obtaining a loan for Borrowers for the purchase of the property located at 3612 Owens Way, North Highlands CA 95660 (“subject property”).

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On or about April 20, 2023 and May 1, 2023, Respondent acted as the loan originator for a residential mortgage loan on the subject property and prepared Uniform Residential Loan Applications (“loan applications”) on behalf of Borrowers. These loan applications were signed by Respondent and Borrowers on or about April 20, 2023 and May 1, 2023 respectively, and were intended for the purchase of the subject property.

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Respondent listed a “Gift of Equity” of at least \$14,525.00 on Borrower Jordan P’s loan applications. The source of this gift was listed as “Relative”. Further, question 5aC asked, “Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or down payment) or obtaining any money from another party, such as the seller or realtor, that you have not disclosed on this loan application”. Respondent marked “No”.

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Borrower, Sabrina S’s loan applications included question 5aC which asked, “Are you borrowing any money for this real estate transaction (e.g., money for your closing costs or

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1 down payment) or obtaining any money from another party, such as the seller or realtor, that you
2 have not disclosed on this loan application”. Respondent marked “No”.

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4 Borrower, Mason G’s loan applications included a question 5a.A. which asked,
5 “Will you occupy the property as your primary residence?”

6 Respondent marked “Yes”. Further, question 5a.C. asked, “Are you borrowing
7 any money for this real estate transaction (e.g., money for your closing costs or down payment)
8 or obtaining any money from another party, such as the seller or realtor, that you have not
9 disclosed on this loan application” Respondent marked “No”.

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11 On or about May 22, 2023, Respondent acted as the loan originator for a
12 residential mortgage loan on the subject property and prepared loan closing documents for
13 Borrowers to sign. On or about May 22, 2023, Borrowers signed the loan closing documents
14 which were intended for the purchase of the subject property.

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16 The loan closing documents included a document titled “Occupancy Affidavit and
17 Financial Status” which stated:

18 “We the undersigned Borrower(s) of the above captioned property understand that
19 one of the conditions of our loan is that we occupy the subject property and we do
20 hereby certify as follows:

- 21 ■ We will occupy the subject property upon close of escrow; if unable to
22 occupy by close of escrow, we will occupy by the following date July 21,
23 2023.”

24 Borrowers signed this “Occupancy Affidavit and Financial Status” document on
25 or about May 22, 2023.

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2 The loan closing documents also included a document titled "Settlement
3 Certification" which stated:

4 "CERTIFICATION OF BUYER IN AN FHA-INSURED LOAN
5 TRANSACTION

6 I certify that I have no knowledge of any loans that have been or will be made to
7 me (us) or loans that have been or will be assumed by me (us) for purposes of
8 financing this transaction, other than those described in the sales contract dated
9 April 13, 2023 (including addenda)."

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11 CERTIFICATION OF SELLER IN AN FHA-INSURED LOAN
12 TRANSACTION

13 I certify that I have no knowledge of any loans that have been or will be made to
14 the borrower(s), or loans that have been or will be assumed by the borrower(s),
15 for purposes of financing this transaction, other than those described in the sales
16 contract dated (blank) (including addenda). I certify that I have not and will not
17 pay or reimburse the borrower(s) for any part of the cash downpayment. I certify
18 that I have not and will not pay or reimburse the borrower(s) for any part of the
19 borrower's closing costs which have not been previously disclosed in the sales
20 contract (including addenda)."

21
22 Borrowers signed this "Settlement Certification" document on or about May 22,
23 2023. Sellers, Jerry M. and Tiffany M. ("Sellers"), signed this "Settlement Certification"
24 document on or about May 23, 2023.

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In submitting the loan applications and loan closing documents referred to above, Respondent represented to the lender, Royal Pacific Funding Corporation (“RPFC”) doing business as BluePoint Mortgage, that borrower, Mason G., intended to occupy the Subject Property as his primary residence. In truth, Respondent knew or should have known that Mason G. had no intention of occupying the property.

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In submitting the loan applications and loan closing documents referred to above, Respondent represented to lender RPFC, that Borrowers, had no knowledge of any loans that have been or will be made to them for purposes of financing this transaction. In addition, on or about May 19, 2023, Respondent facilitated the signing of a “Gift Letter” by Seller Jerry M. stating that he made a gift of \$14,210 to Borrower, Jordan P. Seller, Jerry M. further stated that his relationship to Borrower Jordan P. is “Brother”, and that no repayment of the gift is expected or implied in the form of cash or future services of the recipient. The “Gift Letter” further stated that the source of the gift is “3.5% gift of equity based on the 406,000 purchase price”. The source of the gift being “3.5% gift of equity based on the 406,000 purchase price” was restated in Addendum 3 of the California Residential Purchase Agreement, which addendum was signed on or about May 12, 2023 by Borrowers and Sellers.

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In fact, contrary to the documents submitted to the lender, Sellers were expecting to be repaid and the “Gift of Equity” was actually a loan that Borrowers, Jordan P. and Sabrina S., were required to repay to the Sellers after the close of escrow. Respondent coordinated and facilitated this loan that the borrowers were required to repay to the sellers after the close of escrow.

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On or about August 19, 2025, Respondent spoke with a HUD representative regarding the loan origination. During this conversation, the HUD representative informed

1 Respondent that she was investigating possible fraud. Respondent replied, "I made no money on
2 this deal. If I had committed fraud, I would have made sure I made money on it!" In fact,
3 Respondent earned compensation of \$6,078.41 and was paid \$4,078.41 on or about May 25,
4 2023 by CLA for her loan origination services for this transaction.

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6 The acts and/or omissions of Respondent described above constitute violations of
7 Sections 10176(a) (substantial misrepresentation); 10176(i) (fraud or dishonest dealing); 10176(c)
8 (ongoing series of omissions); 10177(d) (willful disregard of real estate laws); 10177(f) (acts
9 warranting denial); (10177(g) (negligence or incompetence); and/or 10177(j) (fraud or dishonest
10 dealing) of the Code and constitute grounds for disciplinary action under the provisions of the
11 Code. In addition, the acts and/or omissions of Respondent also constitute grounds under Sections
12 10166.051(b) and 10166.05(c) for the suspension or revocation of Respondent's MLO license
13 endorsement.

14 COST RECOVERY

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16 Section 10106 of the Code provides, in pertinent part, that in any order issued in
17 resolution of a disciplinary proceeding before the Department, the Commissioner may request
18 the Administrative Law Judge to direct a licensee found to have committed a violation of this
19 part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the
20 case.

21 WHEREFORE, Complainant prays that a hearing be conducted on the allegations
22 of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
23 action against all licenses and license rights of Respondent under the Code, including, but not
24 limited to, broker license(s), salesperson license(s), and MLO license endorsement(s), for the

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1 reasonable cost of investigation and agency attorney's fees in this matter, and for such other and
2 further relief as may be proper under other provisions of law.

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6 *Heather Nishimura*

HEATHER NISHIMURA
Supervising Special Investigator

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8 Dated at Sacramento, California,

9 this Apr 16, 2026

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12 DISCOVERY DEMAND

13 Pursuant to Sections 11507.6, *et seq.* of the *Administrative Procedure Act*, the
14 Department of Real Estate hereby makes demand for discovery pursuant to the guidelines set
15 forth in the *Administrative Procedure Act*. Failure to provide Discovery to the Department of
16 Real Estate may result in the exclusion of witnesses and documents at the hearing or other
17 sanctions that the Office of Administrative Hearings deems appropriate.