

FILED
JAN 25 2008

DEPARTMENT OF REAL ESTATE

By Anne Shawver

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Department of Real Estate
P.O. Box 187007
Sacramento, CA 95818-7007
Telephone: (916) 227-0781

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-9222 SF
)	
SELECTIVE LOAN SERVICING, INC.,)	
ROLF BAADE HOFSTAD, and MICHELE)	
BELL,)	
)	
Respondents.)	

In the Matter of the Accusation of)	No. <u>H-9223 SF</u>
)	
ROLF BAADE HOFSTAD,)	<u>STIPULATION AND</u>
)	<u>AGREEMENT</u>
Respondent.)	

It is hereby stipulated by and between SELECTIVE LOAN SERVICING, INC., ROLF BAADE HOFSTAD, and MICHELE BELL (hereafter "Respondents") and their attorney, Frank M. Buda, and the Complainant, acting by and through Truly Sughrue, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing the Accusations H-9222 SF and H-9223 SF filed on April 29, 2005 in these matters:

1. All issues which were to be contested and all evidence which was to be presented by Complainant and Respondents

1 at a formal hearing on the Accusation, which hearing was to be
2 held in accordance with the provisions of the Administrative
3 Procedure Act (APA), shall instead and in place thereof be
4 submitted solely on the basis of the provisions of this
5 Stipulation and Agreement.

6 2. Respondents have received, read and understand the
7 Statement to Respondent, and the Discovery Provisions of the APA
8 filed by the Department of Real Estate in this proceeding.

9 3. On May 16, 2005, Respondents filed a Notice of
10 Defense on Accusations H-9222 SF and H-9223 SF pursuant to
11 Section 11505 of the Government Code for the purpose of
12 requesting a hearing on the allegations in the Accusations.
13 Respondents hereby freely and voluntarily withdraw said Notice of
14 Defenses. Respondents acknowledge that they understand that by
15 withdrawing said Notice of Defense they will thereby waive their
16 rights to require the Commissioner to prove the allegations in
17 the Accusations at a contested hearing held in accordance with
18 the provisions of the APA, and that they will waive other rights
19 afforded to them in connection with the hearing such as the right
20 to present evidence in defense of the allegations in the
21 Accusation and the right to cross-examine witnesses.

22 4. This stipulation is based on the factual
23 allegations contained in the Accusations H-9222 SF and H-9223 SF.
24 In the interest of expediency and economy, Respondents choose not
25 to contest these factual allegations, but to remain silent and
26
27

1 understands that, as a result thereof, these factual statements
2 will serve as a prima facie basis for the "Determination of
3 Issues" and "Order" set forth below. The Real Estate Commissioner
4 shall not be required to provide further evidence to prove such
5 allegations.

6 5. This Stipulation and Respondents decision not to
7 contest the Accusations are made for the purpose of reaching an
8 agreed disposition of this proceeding and are expressly limited
9 to this proceeding and any other proceeding or case in which the
10 Department of Real Estate (herein "the Department"), the state or
11 federal government, an agency of this state, or an agency of
12 another state is involved.

13 6. Respondent SELECTIVE LOAN SERVICING (hereinafter
14 "SLS"), and Respondent ROLDF BAADE HOFSTAD (hereinafter
15 "HOFSTAD") understand that by agreeing to this Stipulation and
16 Agreement for Accusation H-9222 SF, they agree to pay, pursuant
17 to Section 10148 of the California Business and Professions
18 Code, the cost of the audit, Audit No. OK030042, which resulted
19 in the determination that Respondent committed the trust fund
20 violation(s) found in Paragraph I and II, below, of the
21 Determination of Issues. The amount of said costs is \$2,528.40.

22 7. SLS and HOFSTAD further understand that by
23 agreeing to this Stipulation and Agreement in Settlement of
24 Accusation H-9222 SF, the findings set forth below in the
25 Determination Of Issues become final, and that the Commissioner
26 may charge said Respondents for the costs of any audit conducted
27

1 pursuant to Section 10148 of the California Business and
2 Professions Code to determine if the violations have been
3 corrected. The maximum costs of said audit shall not exceed
4 \$2,528.40.

5 8. Respondent HOFSTAD understands that by agreeing to
6 this Stipulation and Agreement for Accusation H-9223 SF, he
7 agrees to pay, the cost of the audit, Audit No. OK030069, which
8 resulted in the determination that Respondent committed the
9 violation(s) found in Paragraph IV, below, of the Determination
10 of Issues. The amount of said costs is \$2,157.40.

11 9. HOFSTAD further understands that by agreeing to
12 this Stipulation and Agreement in Settlement of Accusation H-
13 9223 SF, the findings set forth below in the Determination Of
14 Issues become final, and that the Commissioner may charge said
15 Respondents for the costs of any audit conducted to determine if
16 the violations have been corrected. The maximum costs of said
17 audit shall not exceed \$2,157.40.

18 8. It is understood by the parties that the Real
19 Estate Commissioner may adopt the Stipulation and Agreement as
20 his decision in this matter thereby imposing the penalty and
21 sanctions on the real estate licenses and license rights of
22 Respondent as set forth in the below "Order". In the event that
23 the Commissioner in his discretion does not adopt the Stipulation
24 and Agreement, it shall be void and of no effect, and Respondents
25 shall retain the right to a hearing and proceeding on the
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1 Accusations under all the provisions of the APA and shall not be
2 bound by any admission or waiver made herein.

3 9. The Order or any subsequent Order of the Real
4 Estate Commissioner made pursuant to this Stipulation and
5 Agreement shall not constitute an estoppel, merger or bar to any
6 further administrative or civil proceedings by the Department of
7 Real Estate with respect to any matters which were not
8 specifically alleged to be causes for accusation in this
9 proceeding.

10 * * *

11 DETERMINATION OF ISSUES

12 By reason of the foregoing stipulations and waivers and
13 solely for the purpose of settlement of the pending Accusations
14 H-9222 SF and H-9223 SF without a hearing, it is stipulated and
15 agreed that the following determination of issues shall be made:
16

17 I

18 The acts and omissions of SLS as described in the
19 Accusation H-9222 SF are grounds for the suspension or
20 revocation of SLS license and license rights under the following
21 sections of the Code and Regulations:

22 (a) As to Paragraph VIII and IX under Section 10145 of
23 the Code, and Section 2832 of the Regulations in conjunction with
24 Section 10177(d) of the Code;

25 (b) As to Paragraph X under Section 2832.1 of the
26 Regulations in conjunction with Section 10177(d) of the Code;

27 (c) As to Paragraph XI under Section 2834 of the

1 Regulations in conjunction with Section 10177(d) of the Code;

2 II

3 The acts and omissions of HOFSTAD as described in the
4 Accusation H-9222 SF are grounds for the suspension or
5 revocation of HOFSTAD's license and license rights under the
6 following sections of the Code and Regulations:

7 (a) As to Paragraph XI under Section 2834 of the Code
8 in conjunction with Section 10177(d) of the Code.

9 (b) As to Paragraph XIII under Section 10177(h) of the
10 Code.

11 III

12 The acts and omissions of Respondent MICHELE BELL
13 (hereinafter "BELL") as described in the Accusation H-9222 SF
14 are grounds for the suspension or revocation of BELL's license
15 and license rights under Section 10130 of the Code.

16 IV

17 The acts and omissions of HOFSTAD as described in the
18 Accusation H-9223 SF are grounds for the suspension or
19 revocation of HOFSTAD's license and license rights under the
20 following sections of the Code and Regulations:

21 (a) As to Paragraph VI under Section 10240 and 10241
22 of the Code, and Section 2840 of the Regulations in conjunction
23 with Section 10177(d) of the Code;

24 (b) As to Paragraph VIII under Section 10229(a) of the
25 Code in conjunction with Section 10177(d) of the Code;

26 (c) As to Paragraph IX(a) under Section 10232(e) of
27 the Code in conjunction with Section 10177(d) of the Code;

1 (d) As to Paragraph IX(b) and (c) under Section
2 10232.5 of the Code in conjunction with Section 10177(d) of the
3 Code;

4 * * *

5 ORDER

6 I

7 All licenses and licensing rights of SLS under the Real
8 Estate Law are suspended for a period of thirty (30) days from
9 the effective date of this Order; provided, however, that:

10 1) Thirty (30) days of said suspension shall be stayed, upon the
11 condition that SLS petition pursuant to Section 10175.2 of the
12 Business and Professions Code and pays a monetary penalty
13 pursuant to Section 10175.2 of the Business and Professions
14 Code at a rate of \$100 for each day of the suspension for a
15 total monetary penalty of \$3,000.

16 a) Said payment shall be in the form of a cashier's check or
17 certified check made payable to the Recovery Account of the
18 Real Estate Fund. Said check must be delivered to the
19 Department prior to the effective date of the Order in this
20 matter.

21 b) No further cause for disciplinary action against the Real
22 Estate licenses of SLS occurs within two (2) years from the
23 effective date of the decision in this matter.

24 c) If SLS fails to pay the monetary penalty as provided above
25 prior to the effective date of this Order, the stay of the
26 suspension shall be vacated as to that Respondent and the
27

1 order of suspension shall be immediately executed, under
2 this Paragraph I of this Order, in which event the said
3 Respondent shall not be entitled to any repayment nor
4 credit, prorated or otherwise, for the money paid to the
5 Department under the terms of this Order.

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

13 2) Pursuant to Section 10148 of the Business and Professions
14 Code, SLS shall jointly and severally with HOFSTAD pay the sum
15 of \$2,528.40 for the Commissioner's cost of the audit, Audit
16 No. OK030042, which led to Accusation H-9222 SF. Respondents
17 shall pay such cost within forty-five (45) days of receiving
18 an invoice therefor from the Commissioner. The Commissioner
19 may suspend the SLS's license pending a hearing held in
20 accordance with Section 11500, et seq., of the Government
21 Code, if payment is not timely made as provided for herein, or
22 as provided for in a subsequent agreement between the
23 Respondent and the Commissioner. The suspension shall remain
24 in effect until payment is made in full or until Respondent
25 enters into an agreement satisfactory to the Commissioner to
26 provide for payment, or until a decision providing otherwise
27 is adopted following a hearing held pursuant to this

condition.

1
2 3) Pursuant to Section 10148 of the Business and Professions
3 Code, SLS shall jointly and severally with HOFSTAD pay the
4 Commissioner's reasonable cost, not to exceed \$2,528.40, for
5 an audit to determine if Respondents have corrected the trust
6 fund violation(s) found in Paragraph I and II of the
7 Determination of Issues. In calculating the amount of the
8 Commissioner's reasonable cost, the Commissioner may use the
9 estimated average hourly salary for all persons performing
10 audits of real estate brokers, and shall include an allocation
11 for travel time to and from the auditor's place of work.
12 Respondent shall pay such cost within forty-five (45) days of
13 receiving an invoice therefor from the Commissioner detailing
14 the activities performed during the audit and the amount of
15 time spent performing those activities. The Commissioner may
16 suspend SLS's license pending a hearing held in accordance
17 with Section 11500, et seq., of the Government Code, if
18 payment is not timely made as provided for herein, or as
19 provided for in a subsequent agreement between Respondent and
20 the Commissioner. The suspension shall remain in effect until
21 payment is made in full or until Respondent enters into an
22 agreement satisfactory to the Commissioner to provide for
23 payment, or until a decision providing otherwise is adopted
24 following a hearing held pursuant to this condition.

25 II

26 All licenses and licensing rights of HOFSTAD under the Real
27 Estate Law are suspended for a period of thirty (30) days from

the effective date of this Order; provided, however, that:

1) Thirty (30) days of said suspension shall be stayed, upon the condition that HOFSTAD petition pursuant to Section 10175.2 of the Business and Professions Code and pays a monetary penalty pursuant to Section 10175.2 of the Business and Professions Code at a rate of \$100 for each day of the suspension for a total monetary penalty of \$3,000.

a) Said payment shall be in the form of a cashier's check or certified check made payable to the Recovery Account of the Real Estate Fund. Said check must be delivered to the Department prior to the effective date of the Order in this matter.

b) No further cause for disciplinary action against the Real Estate licenses of said Respondent occurs within two (2) years from the effective date of the decision in this matter.

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

d) If HOFSTAD pays the monetary penalty and any other moneys due under this Stipulation and Agreement and if no further

1 cause for disciplinary action against the real estate
2 license of said Respondent occurs within two (2) years from
3 the effective date of this Order, the entire stay hereby
4 granted under Paragraph II of this Order, as to said
5 Respondent only, shall become permanent.

6 2) HOFSTAD shall, within six (6) months from the effective date
7 of this Decision, take and pass the Professional
8 Responsibility Examination administered by the Department
9 including the payment of the appropriate examination fee. If
10 HOFSTAD fails to satisfy this condition, the Commissioner may
11 order suspension of the license until Respondent passes the
12 examination.

13 3) HOFSTAD shall, prior to the effective date of this Decision,
14 submit proof satisfactory to the Commissioner of having taken
15 and successfully completed the continuing education course on
16 trust fund accounting and handling specified in subdivision
17 (a) of Section 10170.5 of the Business and Professions Code.
18 Proof of satisfaction of this requirement includes evidence
19 that HOFSTAD has successfully completed the trust fund account
20 and handling continuing education course within 120 days prior
21 to the effective date of the Decision in this matter. If
22 HOFSTAD fails to satisfy this condition, the Commissioner may
23 order the suspension of HOFSTAD's license until HOFSTAD
24 presents proof that she has successfully completed the trust
25 fund course.

26 4) Pursuant to Section 10148 of the Business and Professions
27 Code, HOFSTAD shall jointly and severally with SLS pay the sum

1 of \$2,528.40 for the Commissioner's cost of the audit, Audit
2 No. OK030042, which led to Accusation H-9222 SF. Respondents
3 shall pay such cost within forty-five (45) days of receiving
4 an invoice therefor from the Commissioner. The Commissioner
5 may suspend HOFSTAD's license pending a hearing held in
6 accordance with Section 11500, et seq., of the Government
7 Code, if payment is not timely made as provided for herein, or
8 as provided for in a subsequent agreement between the
9 Respondent and the Commissioner. The suspension shall remain
10 in effect until payment is made in full or until Respondent
11 enters into an agreement satisfactory to the Commissioner to
12 provide for payment, or until a decision providing otherwise
13 is adopted following a hearing held pursuant to this
14 condition.

15 5) Pursuant to Section 10148 of the Business and Professions

16 Code, HOFSTAD shall jointly and severally with SLS pay the
17 Commissioner's reasonable cost, not to exceed \$2,528.40, for
18 an audit to determine if Respondents have corrected the trust
19 fund violation(s) found in Paragraph I and II of the
20 Determination of Issues. In calculating the amount of the
21 Commissioner's reasonable cost, the Commissioner may use the
22 estimated average hourly salary for all persons performing
23 audits of real estate brokers, and shall include an allocation
24 for travel time to and from the auditor's place of work.

25 Respondent shall pay such cost within forty-five (45) days of
26 receiving an invoice therefor from the Commissioner detailing
27 the activities performed during the audit and the amount of

1 time spent performing those activities. The Commissioner may
2 suspend HOFSTAD's license pending a hearing held in accordance
3 with Section 11500, et seq., of the Government Code, if
4 payment is not timely made as provided for herein, or as
5 provided for in a subsequent agreement between Respondent and
6 the Commissioner. The suspension shall remain in effect until
7 payment is made in full or until Respondent enters into an
8 agreement satisfactory to the Commissioner to provide for
9 payment, or until a decision providing otherwise is adopted
10 following a hearing held pursuant to this condition.

11 6) HOFSTAD shall pay the sum of \$2,528.40 for the Commissioner's
12 cost of the audit, Audit No. OK030069, which accusation
13 H-9223 SF. Respondent shall pay such cost within forty-five
14 (45) days of receiving an invoice therefor from the
15 Commissioner. The Commissioner may suspend HOFSTAD's license
16 pending a hearing held in accordance with Section 11500, et
17 seq., of the Government Code, if payment is not timely made as
18 provided for herein, or as provided for in a subsequent
19 agreement between the Respondent and the Commissioner. The
20 suspension shall remain in effect until payment is made in
21 full or until Respondent enters into an agreement satisfactory
22 to the Commissioner to provide for payment, or until a
23 decision providing otherwise is adopted following a hearing
24 held pursuant to this condition.

25 7) HOFSTAD shall pay the Commissioner's reasonable cost, not to
26 exceed \$2,157.40, for an audit to determine if Respondents
27 have corrected the violation(s) found in Paragraph IV of the

1 Determination of Issues. In calculating the amount of the
2 Commissioner's reasonable cost, the Commissioner may use the
3 estimated average hourly salary for all persons performing
4 audits of real estate brokers, and shall include an allocation
5 for travel time to and from the auditor's place of work.
6 Respondent shall pay such cost within forty-five (45) days of
7 receiving an invoice therefor from the Commissioner detailing
8 the activities performed during the audit and the amount of
9 time spent performing those activities. The Commissioner may
10 suspend HOFSTAD's license pending a hearing held in accordance
11 with Section 11500, et seq., of the Government Code, if
12 payment is not timely made as provided for herein, or as
13 provided for in a subsequent agreement between Respondent and
14 the Commissioner. The suspension shall remain in effect until
15 payment is made in full or until Respondent enters into an
16 agreement satisfactory to the Commissioner to provide for
17 payment, or until a decision providing otherwise is adopted
18 following a hearing held pursuant to this condition.

19 III

20 All licenses and licensing rights of BELL under the Real
21 Estate Law are publicly reprovred.

01/03/2006 14:47

818-999-9869

FRANK BUDA ESO

PAGE 17/18

9-Jan-06
DATED

[Signature]
FRULY SUGHRUE
Counsel for Complainant

...

I have read the Stipulation and Agreement, 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, 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.

1-3-06
DATED

[Signature]
SELECTIVE LOAN SERVICING, INC.
Respondent

1-3-06
DATED

[Signature]
ROLF BARDE HOFSTAD
Respondent

1/3/06
DATED

[Signature]
MICHELE BELL
Respondent

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

1-3-06
DATED

Frank M. Buda
FRANK M. BUDA
Attorney for Respondents

* * *

The foregoing Stipulation and Agreement is hereby adopted as my Decision and shall become effective at 12 o'clock noon on February 14, 2006.

IT IS SO ORDERED 1-20-6, 2006.

JEFF DAVI
Real estate Commissioner
[Signature]

1 DEIDRE L. JOHNSON, Counsel
SBN 66322
2 Department of Real Estate
P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0789
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FILED
APR 29 2005

DEPARTMENT OF REAL ESTATE

By D. Contreras

8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)
13 ROLF BAADE HOFSTAD,) NO. H-9223 SF
14 Respondent.) ACCUSATION
15)

16 The Complainant, E. J. HABERER II, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against ROLF BAADE HOFSTAD, is informed and alleges as follows:

19 I

20 Respondent ROLF BAADE HOFSTAD is presently licensed
21 and/or has license rights under the Real Estate Law, Part 1 of
22 Division 4 of the California Business and Professions Code
23 (hereafter the Code).

24 II

25 The Complainant, E. J. HABERER II, a Deputy Real Estate
26 Commissioner of the State of California, makes this Accusation
27 against Respondents in his official capacity and not otherwise.

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III

At all times herein mentioned, Respondent ROLF BAADE HOFSTAD (hereafter HOFSTAD) was licensed by the Department as an individual real estate broker, doing business as DIVERSIFIED HOME LOANS, and as the designated broker officer of Selective Loan Servicing, Inc.

IV

Within the last three years, Respondent HOFSTAD, individually and doing business as DIVERSIFIED HOME LOANS, engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the State of California, including the operation and conduct of a mortgage loan brokerage business with the public wherein lenders and borrowers were solicited for loans secured directly or collaterally by liens on real property, and wherein such loans were arranged, negotiated, processed, and consummated.

V

Beginning in or about February of 2004, the Department conducted an audit of the books and records of Respondent HOFSTAD for the time period of January 1, 2003 to December 31, 2003 (hereafter the audit period), as set forth in more detail in Department Audit Report No. OK 03-0069, dated February 19, 2004, and all accompanying working papers and exhibits.

VI

During the audit period, Respondent failed to prepare and deliver to borrowers, and/or to retain with his business records, signed written borrower disclosure statements containing

1 all information required by Sections 10240 and 10241 of the Code
2 and Section 2840 of the Regulations prior to each borrower becoming
3 obligated to complete the loan.

4 VII

5 During the audit period, Respondent failed to prepare
6 and deliver to lenders, and/or to retain with his business
7 records, signed written lender/purchaser disclosure statements
8 containing all information required by Section 10232.5 of the
9 Code and Section 2846 of the Regulations, prior to each lender
10 becoming obligated to make the loan or purchase the note, prior
11 to Respondent's receipt of funds from each lender, and/or
12 prior to disbursement of the lender's funds for the loan or
13 purchase.

14 VIII

15 Within the last three years, Respondent negotiated
16 transactions that involved the sale to lenders of undivided
17 interests in notes secured directly by real property under
18 Section 10229 of the Code. Respondent failed to timely notify
19 the Department of the company's multi-lender status within 30
20 days after the first multi-lender loan transaction in or about
21 January of 2003, in Loan #02-041 for the sum of \$40,000.00,
22 secured by real property located at 15215 Venetian Way, Morgan
23 Hill, California.

24 IX

25 As of at least April, 2003, Respondent was and is a
26 threshold broker subject to the requirements of Section 10232 of
27 the Code. Within the last three years, Respondent has failed to

1 timely file certain notices and reports with the Department,
2 including but not limited to the following:

3 (a) Respondent failed to notify the Department of
4 the company's threshold status within thirty
5 days after reaching the volume criteria of
6 ten or more loans in an aggregate amount of
7 more than \$1,000,000.00 in April of 2003;

8 (b) Respondent failed to file a Quarterly Trust
9 Fund Status Report due within thirty days of
10 the end of the quarter, required by Section
11 10232.25 of the Code for the quarter ended
12 June 30, 2003; and

13 (c) Respondent failed to file a Quarterly Trust
14 Fund Status Report due within thirty days of
15 the end of the quarter, required by Section
16 10232.25 of the Code for the quarter ended
17 September 30, 2003.

18 X

19 The acts and/or omissions of Respondent as alleged
20 above constitute grounds for disciplinary action under the
21 following provisions:

22 (a) As to Paragraph VI, under Section 10240 and
23 10241 of the Code, and Section 2840 of the
24 Regulations in conjunction with Section
25 10177(d) of the Code;

26 (b) As to Paragraph VII, under Sections 10232.4
27 and 10232.5 of the Code and Section 2846 of

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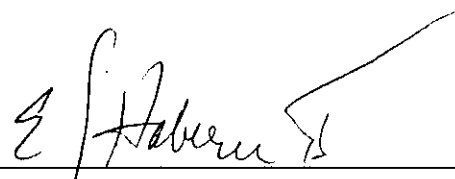
the Regulations in conjunction with Section 10177(d) of the Code;

(c) As to Paragraph VIII, under Section 10229(a) of the Code in conjunction with Section 10177(d) of the Code.

(d) As to Paragraph IX(a), under Section 10232(e) of the Code in conjunction with Section 10177(d) of the Code;

(e) As to Paragraphs IX(b) and (c), under Section 10232.25 of the Code in conjunction with Section 10177(d) of the Code.

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


E. J. HABERER II
Deputy Real Estate Commissioner

Dated at Oakland, California,
this 21 day of April, 2005.