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BUREAU OF REAL ESTATE

By *L. G. [Signature]*

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation of)
)
VICTOR BAYUDAN BUMANGLAG,)
)
Respondent.)
_____)

No. H-11567 SF

ORDER MODIFYING DISCIPLINARY ACTION
PURSUANT TO STIPULATION FOR JUDGMENT

On February 14, 2014, the Real Estate Commissioner ("Commissioner") of the State of California filed his Decision ("Decision") revoking the real estate broker license and all licensing rights of Victor Bayudan Bumanglag ("Respondent"). This Decision was based upon Respondent's conviction of a crime. The Decision became effective on April 16, 2014.

On May 13, 2014, Bumanglag filed a Petition for Writ of Mandamus or Other Appropriate Relief in the Alameda County Superior Court.

Having further considered the Respondent's current circumstances, the Commissioner and the Bureau of Real Estate have determined that the disciplinary action previously taken should be modified. The following order is made in complete settlement of Respondent's Petition for Writ of Mandamus, with each party to bear his, or its, own costs.

NOW, THEREFORE, IT IS ORDERED that all license and licensing rights of Respondent are revoked; provided, however, a restricted real estate salesperson license shall be issued to Respondent pursuant to Section 10156.5 of the Business and Professions Code if Respondent makes application therefore and pays to the Bureau of Real Estate, the appropriate

fee for the restricted license within ninety (90) days from the effective date of this Order. The restricted license issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, condition, and restrictions imposed under the authority of Section 10156.6 of that Code.

1. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or plea of nolo contendere to a crime which is substantially related to Respondent's fitness or capacity as a real estate licensee.

2. The restricted license issued to Respondent may be suspended prior to hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, regulations of the Real Estate Commissioner or conditions attaching to the restricted license as stated in this Order.

3. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor for the removal of any of the conditions, limitations or restrictions of a restricted license until three (3) years have elapsed from the effective date of this Decision.

4. Respondent shall submit with any application for license under an employing broker, or any application for transfer to a new employing broker, a statement signed by the prospective employing real estate broker on a form approved by the Bureau of Real Estate which shall certify:

(a) That the employing broker has read the Decision of the Commissioner which granted the right to a restricted license; and

(b) That the employing broker will exercise close supervision over the performance by the restricted licensee relating to activities for which a real estate license is required.

5. Respondent shall, within nine (9) months from the effective date of this Order, present evidence satisfactory to the Real Estate Commissioner that Respondent has, since the most recent issuance of an original or renewal real estate license, taken and successfully completed the continuing education requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate license. If Respondent fails to satisfy this condition, Respondent's real estate license shall automatically be suspended until Respondent presents evidence satisfactory to the Commissioner of having taken and successfully completed the

continuing education requirements. Proof of completion of the continuing education courses must be delivered to the Bureau of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013.

6. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office Box 187000, Sacramento, California 95818-7000. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested, and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of the license.

7. Respondent shall, within six months from the effective date of this Decision, take and pass the Professional Responsibility Examination administered by the Bureau of Real Estate including the payment of the appropriate examination fee. If Respondent fails to satisfy this condition, Respondent's real estate license shall automatically be suspended until Respondent passes the examination.

8. Respondent shall, within sixty (60) days from the effective date of this Order, pay the sum of \$2,030.50 for the Commissioner's reasonable cost of the investigation and enforcement which led to this disciplinary action. (Bus. & Prof. Code § 10106.) Said payment shall be in the form of a cashier's check made payable to the Bureau of Real Estate. If Respondent fails to satisfy this condition, Respondent's real estate license shall automatically be suspended until Respondent pays these costs. The investigative and enforcement costs must be delivered to the Bureau of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013."

This Order shall be effective immediately.

Dated: 11/21/2014

REAL ESTATE COMMISSIONER


WAYNE S. BELL