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BUREAU OF REAL ESTATE

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7
8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)

12 G. LARRY CHARVOZ, JR.,)

13 Respondent.)

No. H-12168 SF

ACCUSATION

14 The Complainant, HEATHER NISHIMURA, a supervising special investigator of
15 the State of California, for Accusation against G. LARRY CHARVOZ, JR. (Respondent), is
16 informed and alleges as follows:

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18 The Complainant makes this Accusation against Respondent in her official
19 capacity.

20 2

21 At all times herein mentioned, Respondent was and is presently licensed and/or
22 has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and
23 Professions Code (the Code) by the Bureau of Real Estate (the Bureau) as a real estate
24 salesperson. At no time herein mentioned was Respondent licensed as a real estate broker.

25 3

26 Respondent was not employed by any real estate broker after May 2014, when his
27 former employer, Jim Mann, Inc., canceled his employment with them, Neither Jim Mann, Inc.

1 nor ASM Ventures, Respondent's subsequent real estate broker, authorized or knew that
2 Respondent was conducting property management activities.

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4 At all times herein mentioned, Respondent engaged in the business of, acted in
5 the capacity of, advertised, or assumed to act as a real estate broker within the State of California
6 within the meaning of Section 10131(d) of the Business and Professions Code (Code), including
7 the operation and conduct of a property management business with the public wherein, on behalf
8 of others, Respondent managed property for various property owners, including, but not limited
9 to, that certain real property known as 219 W. 8th Street, Antioch, California (8th Street Property),
10 all for or in expectation of compensation.

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12 On or about April 6, 2013, while representing that he was a licensed property
13 manager, Respondent solicited Bo Ying F. (owner), to manage the 8th Street Property.

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15 Respondent conducted property management activities for the 8th Street Property,
16 including, but not limited to, collecting rents and receiving a management fee directly from the
17 owner.

18 7

19 Respondent collected rent in the amount \$1,300.00 per month from April 2013,
20 through January 2016 from the tenant in the 8th Street Property. Respondent deposited the rent
21 checks directly into the owner's bank account until December 2014 when Respondent ceased
22 making the deposit. From December 2014 through January 2016, Respondent failed to deposit
23 fourteen (14) months of rent that he collected from the tenant.

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25 The owner directly paid Respondent a quarterly management fee of \$195.00.


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The facts alleged above constitute cause for the suspension or revocation of the license and license rights of Respondent under Sections 10130 (acts requiring real estate license), 10131(b) (broker activity-property management), 10137 (accepting compensation from person other than broker), 10176(a) (substantial misrepresentation), 10176 (c) (continued course of misrepresentation) and 10177(i) (other conduct/fraud or dishonesty) of the Code and are grounds for disciplinary action under Sections 10176(a), 10176(b), 10176(c), 10176(i), 10177(d) (willful disregard/violation of real estate law) and 10177(g) (negligence/incompetence real estate licensee) of the Code.

Section 10106 of the Code provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the department, the commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed the reasonable costs of the investigation and enforcement of the case.

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.


HEATHER NISHIMURA
Supervising Special Investigator

Dated at Sacramento, California,
this 20th day of November, 2017.