

FILED

JUL 22 2026

DEPT. OF REAL ESTATE

By. [REDACTED]

Department of Real Estate
320 W. 4th Street, Suite 350
Los Angeles, CA 90013-1105
Telephone: (213) 559-5990

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation against	)	DRE No. H-12776 SF
	)	OAH No. 2025120944
NOVA PROPERTY MANAGEMENT	)	
GROUP; and	)	<u>STIPULATION AND</u>
STEVEN KURT HUMPFLE, individually	)	<u>AGREEMENT IN SETTLEMENT</u>
and as designated officer for Nova	)	<u>AND ORDER</u>
Property Management Group;	)	
Respondents.	)	

It is hereby stipulated by and between Respondents NOVA PROPERTY MANAGEMENT GROUP and STEVEN KURT HUMPFLE, individually and as the designated officer of Nova Property Management Group (sometimes collectively referred to as "Respondents"), acting by and through their attorney, Lucy S. McAllister of Law Office of Lucy McAllister, and the Complainant, acting by and through Kathy Yi, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation filed on October 28, 2025 ("Accusation"), in this matter:

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

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 this Stipulation and Agreement ("Stipulation").

2 2. Respondents have received, read and understand the Statement to Respondent,
3 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
4 ("Department") in this proceeding.

5 3. Respondents filed a Notice of Defense pursuant to Section 11506 of the
6 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
7 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
8 acknowledge that they understand that by withdrawing said Notice of Defense they thereby
9 waive their right to require the Commissioner to prove the allegations in the Accusation at a
10 contested hearing held in accordance with the provisions of the APA and that they will waive
11 other rights afforded to them in connection with the hearing such as the right to present evidence
12 in their defense, and the right to cross-examine witnesses.

13 4. This Stipulation is based on the factual allegations contained in the Accusation
14 filed in this proceeding. Respondents, pursuant to the limitations set forth below, hereby admit
15 that the factual allegations in the Accusation filed in this proceeding are true and correct and the
16 Commissioner shall not be required to provide further evidence to prove such allegations.

17 5. This Stipulation is made for the purpose of reaching an agreed disposition of
18 this proceeding and is expressly limited to this proceeding and not any other proceeding or case
19 in which the Department, or another licensing agency of this state, another state, or the federal
20 government is involved, and otherwise shall not be admissible in any criminal or civil
21 proceeding.

22 6. It is understood by the parties that the Real Estate Commissioner may adopt
23 this Stipulation as her Decision in this matter thereby imposing the penalty and sanctions on
24 Respondents' real estate licenses and license rights as set forth in the below "Order." In the event
25 that the Commissioner in her discretion does not adopt the Stipulation, the Stipulation shall be
26 void and of no effect and Respondents shall retain the right to a hearing and proceed on the
27 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver

made herein.

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

DETERMINATION OF ISSUES

By reason of the foregoing, and solely for the purpose of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the following Determination of Issues shall be made:

The conduct, acts or omissions of Respondent NOVA PROPERTY MANAGEMENT GROUP, as set forth in the Accusation, are in violation of California Business and Professions Code ("Code") section 10145 and Sections 2832.1 and 2831.2 of Title 10, Chapter 6 of the California Code of Regulations ("Regulation") and are a basis for discipline of Respondent NOVA PROPERTY MANAGEMENT GROUP's licenses and/or licensing rights pursuant to Code sections 10177(d) and/or 10177(g).

The conduct, acts or omissions of Respondent STEVEN KURT HUMPFLE, as set forth in the Accusation, are in violation of Code section 10159.2 and Regulation section 2725 and are a basis for discipline of Respondent STEVEN KURT HUMPFLE's licenses and/or licensing rights pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).

ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

(NOVA PROPERTY MANAGEMENT GROUP)

I. STAYED SUSPENSION OF REAL ESTATE LICENSE

All licenses and licensing rights of Respondent NOVA PROPERTY MANAGEMENT GROUP under the Real Estate Law are suspended for a period of **sixty (60) days** from the effective date of this Decision; provided, however, that all sixty (60) days of said suspension shall be **stayed** upon the following terms and conditions:

1. That Respondent NOVA PROPERTY MANAGEMENT GROUP shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California; and

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

II. AUDIT COSTS

Pursuant to Code section 10148, Respondent NOVA PROPERTY MANAGEMENT GROUP shall, jointly and severally with Respondent STEVEN KURT HUMPFLE, pay the Commissioner's reasonable costs for the audit which led to this disciplinary action in the amount of \$7,626.00. Respondents shall pay such costs within sixty (60) days of receiving an invoice therefor from the Commissioner. Payment of the audit costs should not be made until Respondents receive the invoice. If Respondent NOVA PROPERTY MANAGEMENT GROUP fails to satisfy this condition in a timely manner as provided for herein, Respondent NOVA PROPERTY MANAGEMENT GROUP's real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

III. SUBSEQUENT AUDIT COSTS

Pursuant to Code section 10148, Respondent NOVA PROPERTY MANAGEMENT GROUP shall, jointly and severally with Respondent STEVEN KURT HUMPFLE, pay the Commissioner's reasonable costs, not to exceed \$9,532.50 for a subsequent audit to determine if Respondents have corrected the violations found in the Determination of Issues. In calculating the amount of the Commissioner's reasonable costs, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate

brokers, and shall include an allocation for travel time to and from the auditor's place of work. Respondent NOVA PROPERTY MANAGEMENT GROUP shall pay such costs within sixty (60) days of receiving an invoice therefor from the Commissioner. If Respondent NOVA PROPERTY MANAGEMENT GROUP fails to satisfy this condition in a timely manner as provided for herein, Respondent NOVA PROPERTY MANAGEMENT GROUP's real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

IV. INVESTIGATION AND ENFORCEMENT COSTS

Respondent NOVA PROPERTY MANAGEMENT GROUP shall pay, jointly and severally with Respondent STEVEN KURT HUMPFLE, the sum of **\$1,766.70**, which is the Commissioner's reasonable cost of the investigation (\$539.10) and enforcement (\$1,227.60) that led to this disciplinary action. Said payment shall be in the form of a cashier's check made payable to the Department of Real Estate. The investigative and enforcement costs must be delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504, Sacramento, CA 95811, **prior to the effective date of this Decision and Order**. Payment of investigation and enforcement costs should not be made until the Stipulation has been approved by the Commissioner. If Respondent NOVA PROPERTY MANAGEMENT GROUP fails to satisfy this condition in a timely manner as provided for herein, Respondent NOVA PROPERTY MANAGEMENT GROUP's real estate licenses shall automatically be suspended until payment is made in full, or until a decision proving otherwise is adopted following a hearing pursuant to this condition.

(STEVEN KURT HUMPFLE)

I. STAYED SUSPENSION OF REAL ESTATE LICENSE

All licenses and licensing rights of Respondent STEVEN KURT HUMPFLE under the Real Estate Law are suspended for a period of **sixty (60) days** from the effective date of this Decision; provided, however, that all sixty (60) days of said suspension shall be **stayed** upon the following terms and conditions:

1. That Respondent STEVEN KURT HUMPFLE shall obey all laws, rules and regulations governing the rights, duties and responsibilities of a real estate licensee in the State of California; and

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

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Pursuant to Code section 10148, Respondent STEVEN KURT HUMPFLE shall, jointly and severally with Respondent NOVA PROPERTY MANAGEMENT GROUP, pay the Commissioner's reasonable costs for the audit which led to this disciplinary action in the amount of \$7,626.00. Respondents shall pay such costs within sixty (60) days of receiving an invoice therefor from the Commissioner. Payment of the audit costs should not be made until Respondents receive the invoice. If Respondent STEVEN KURT HUMPFLE fails to satisfy this condition in a timely manner as provided for herein, Respondent STEVEN KURT HUMPFLE's real estate licenses shall automatically be suspended until payment is made in full, or until a decision providing otherwise is adopted following a hearing held pursuant to this condition.

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Pursuant to Code section 10148, Respondent STEVEN KURT HUMPFLE shall, jointly and severally with Respondent NOVA PROPERTY MANAGEMENT GROUP, pay the Commissioner's reasonable costs, not to exceed \$9,532.50 for a subsequent audit to determine if Respondents have corrected the violations found in the Determination of Issues. In calculating the amount of the Commissioner's reasonable costs, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditor's place of work. Respondent STEVEN

1 KURT HUMPFLE shall pay such costs within sixty (60) days of receiving an invoice therefor
2 from the Commissioner. If Respondent STEVEN KURT HUMPFLE fails to satisfy this
3 condition in a timely manner as provided for herein, Respondent STEVEN KURT HUMPFLE's
4 real estate licenses shall automatically be suspended until payment is made in full, or until a
5 decision providing otherwise is adopted following a hearing held pursuant to this condition.

6 **IV. INVESTIGATION AND ENFORCEMENT COSTS**

7 Respondent STEVEN KURT HUMPFLE shall pay, jointly and severally with
8 Respondent NOVA PROPERTY MANAGEMENT, the sum of **\$1,766.70**, which is the
9 Commissioner's reasonable cost of the investigation (\$539.10) and enforcement (\$1,227.60) that
10 led to this disciplinary action. Said payment shall be in the form of a cashier's check made
11 payable to the Department of Real Estate. The investigative and enforcement costs must be
12 delivered to the Department of Real Estate, Flag Section at 651 Bannon Street, Suite 504,
13 Sacramento, CA 95811, **prior to the effective date of this Decision and Order.** Payment of
14 investigation and enforcement costs should not be made until the Stipulation has been approved
15 by the Commissioner. If Respondent STEVEN KURT HUMPFLE fails to satisfy this condition
16 in a timely manner as provided for herein, Respondent STEVEN KURT HUMPFLE's real estate
17 licenses shall automatically be suspended until payment is made in full, or until a decision
18 proving otherwise is adopted following a hearing pursuant to this condition.

19
20 DATED: 06/15/2026


Kathy Yi
Counsel for Department of Real Estate

22 * * *

23 **EXECUTION OF THE STIPULATION**

24 Respondents have read the Stipulation, have discussed it with their counsel, and
25 its terms are understood by Respondents and are agreeable and acceptable to Respondents.
26 Respondents understand that Respondents are waiving rights given to them by the California
27 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and

1 11513 of the Government Code), and Respondents willingly, intelligently and voluntarily waive
2 those rights, including the right of requiring the Commissioner to prove the allegations in the
3 Accusation at a hearing at which Respondents would have the right to cross-examine witnesses
4 against them and to present evidence in defense and mitigation of the charges.

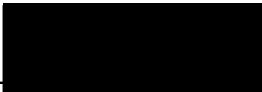
5 Respondents agree, acknowledge, and understand that Respondents cannot
6 rescind or amend this Stipulation and Agreement. By signing this Stipulation, Respondents
7 understand and agree that Respondents may not withdraw Respondents' agreement or seek to
8 rescind the Stipulation prior to the time the Commissioner considers and acts upon it or prior to
9 the effective date of the Stipulation and Order.

10 Respondents can signify acceptance and approval of the terms and conditions of
11 this Stipulation and Agreement by electronically e-mailing a copy of the signature page, as
12 actually signed by Respondents, to the Department. Respondents agree, acknowledge, and
13 understand that by electronically sending to the Department an electronic copy of Respondents'
14 actual signatures, as they appear on the Stipulation, that receipt of the emailed copy by the
15 Department shall be as binding on Respondents as if the Department had received the original
16 signed Stipulation. Alternatively, Respondents can signify acceptance and approval of the terms
17 and conditions of this Stipulation and Agreement by mailing the original signed Stipulation and
18 Agreement to: Kathy Yi, Department of Real Estate, 320 West 4th Street, Suite 350, Los
19 Angeles, California 90013-1105.

20
21 Dated: 6/12/2026


NOVA PROPERTY MANAGEMENT GROUP
Respondent
By: Steve Humpfle

22
23
24 Dated: 6/12/2026


STEVEN KURT HUMPFLE
Respondent

1 Dated: 6/12/2026

2 [REDACTED]
3 Lucy S. McAnister
4 Counsel for Respondents
5 Approved as to Form

6 * * *

7 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
8 Respondents NOVA PROPERTY MANAGEMENT GROUP and STEVEN KURT HUMPFLE,
9 individually and as Designated Officer of Nova Property Management, and shall become
10 effective at 12 o'clock noon on 8/11/26.

11 IT IS SO ORDERED July 16, 2026.

12 CHIKA SUNQUIST
13 REAL ESTATE COMMISSIONER
14 [REDACTED]