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FILED
OCT 06 2026
DEPARTMENT OF REAL ESTATE
By J. Taggart

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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| In the Matter of the Accusation of<br><br>KING HOU LAM,<br><br>Respondent. | No. H-12839 SF<br><br>ACCUSATION |

The Complainant, STEPHANIE YEE, a Supervising Special Investigator of the State of California, for cause of Accusation against KING HOU LAM ("Respondent"), is informed and alleges as follows:

1

The Complainant, STEPHANIE YEE, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the Business and Professions Code ("Code") as a real estate salesperson, License ID No. 01855205, and has a mortgage loan originator licensee endorsement, ID No. 1877010. Unless renewed, Respondent's real estate salesperson license will expire July 30, 2027.

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3

At all times mentioned, Respondent 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 within the meaning of section 10131(b) of the Code, including the operation and conduct of a property management business with the public wherein, on behalf of others, for compensation or in expectation of compensation, Respondent leased or rented and offered to lease or rent, and solicited for prospective tenants of real property or improvements thereon, and collected rents from real property or improvements thereon.

4

From January 1, 2023, through December 31, 2025, Respondent managed properties for various property owners including, but not limited to the following:

| Transaction Dates | Property Owner | Property Location |
|---|---|---|
| January 1, 2023, through December 31, 2025 | Dong D. & Hui Z. | 136 Catron Dr., Oakland, CA |
| January 1, 2023, through December 31, 2025 | Qiang C. | 2562 60th Avenue, Oakland, CA |
| January 1, 2023, through December 31, 2025 | Binh T. | 7720 McArthur Blvd. Oakland, CA |
| January 1, 2023, through October 30, 2024 | Vixiane S. | 1432 89th Ave, Oakland, CA |

| | | |
|---|---|---|
| January 1, 2023, through December 31, 2025 | Wilson C. | 2430 90th Ave, Oakland, CA |

5

Respondent received compensation at a rate of ten (10) percent of all rents received for the above properties managed for property owners. Respondent was compensated for property management activities, including communicating with tenants and owners, tracking rent payments, coordinating repairs, assisting with bills and preparing property owner statements.

6

In the course of the property management activities described in Paragraphs 3-5, Respondent violated the Code as described below:

Unlicensed Activities

7

Respondent engaged in the business of a broker by performing acts for another or others, for compensation or in expectation of compensation, within the meaning of section 10130/10131(b) of the Code, including leasing or renting and/or offering to lease or rent, and solicited for prospective tenants of real property or improvements thereon, and collected rents from real property or improvements thereon, in violation of Section 10130 of the Code.

Unlawful Compensation

8

While engaging in the business of a broker and performing acts for another or others in that capacity, Respondent received compensation from property owners for property management services. Respondent, while only licensed as a real estate salesperson, unlawfully received compensation from persons other than the broker under whom he was then licensed pursuant to Code section 10137.

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Mortgage Loan Originator Fitness

9

Respondent's conduct as outlined above fails to demonstrate such financial responsibility, character, and general fitness as to command the confidence of the community and warrant a determination Respondent will operate honestly, fairly, and efficiently as a mortgage loan originator within the meaning of section 2758.3 of Title 10, Chapter 6 of the California Code of Regulations and section 10166.05(c) of the Code.

GROUNDS FOR DISCIPLINE

10

The acts and/or omissions of Respondent as alleged above constitute grounds for the suspension or revocation of all licenses and license rights of Respondent, pursuant to sections 10137 (unlawful compensation) and 10177(d) (violations of real estate law) of the Code.

11

The acts and/or omissions of Respondent as alleged above constitute grounds for the suspension or revocation of Respondent's mortgage loan originator license endorsement under section 10166.051(b) (failure to meet Code section 10166.05(c) requirements) of the Code.

COST RECOVERY

12

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, including Respondent's mortgage loan originator endorsements under the Real Estate Law, for the cost of investigation and

enforcement as permitted by law, for the cost of the audit, and for such other and further relief as may be proper under the provisions of law.

STEPHANIE YEE

Supervising Special Investigator

Dated at ~~Sacramento~~ Oakland, California,

This 1st day of October, 2026

DISCOVERY DEMAND

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