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FILED
OCT 30 2000

DEPARTMENT OF REAL ESTATE

By [Signature]

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) NO. H-26628 LA
EDWARD CAMPBELL, JR.)
Respondent.)

ORDER GRANTING REINSTATEMENT OF LICENSE

On August 12, 1996, a Decision was rendered herein
revoking the real estate broker license of Respondent,
EDWARD CAMPBELL, JR. (hereinafter "Respondent"), effective
September 23, 1996. In said Decision Respondent was given
the right to apply for and receive a restricted real estate
broker license which was issued to him on September 23,
1996.

On July 6, 1999, Respondent petitioned for
reinstatement of said real estate broker license and the
Attorney General of the State of California has been given
notice of the filing of said petition.

I have considered Respondent's petition and the
evidence and arguments in support thereof. Respondent has

1 demonstrated my satisfaction that grounds do not
2 presently exist to deny the issuance of an unrestricted real
3 estate broker license to Respondent.

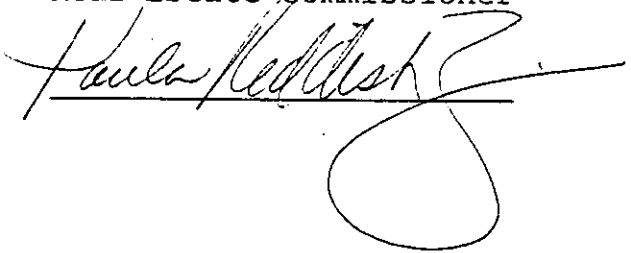
4 NOW, THEREFORE, IT IS ORDERED that Respondent's
5 petition for reinstatement is granted and that an
6 unrestricted real estate broker license be issued to
7 Respondent, EDWARD CAMPBELL, JR., after Respondent satisfies
8 the following conditions within six months from the date of
9 this Order:

10 1. Submittal of a completed application and
11 payment of the fee for a real estate broker license.

12 2. Submittal of evidence satisfactory to the Real
13 Estate Commissioner that Respondent has, since his license
14 was revoked, taken and successfully completed the continuing
15 education requirements of Article 2.5 of Chapter 3 of the
16 Real Estate Law for renewal of a real estate license.

17 This Order shall become effective immediately.

18 DATED: October 23, 2000.

19
20 PAULA REDDISH ZINNEBANN
21 Real Estate Commissioner
22 
23
24
25
26
27



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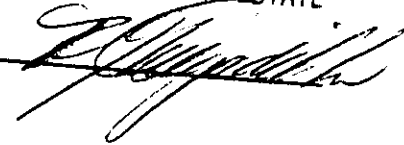
1 Department of Real Estate
2 107 South Broadway, Room 8107
3 Los Angeles, California, 90012

4 (213) 897-3937

FILED
SEP 04 1996

DEPARTMENT OF REAL ESTATE

By



8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 In the Matter of the Accusation of	)	No. H-26628 LA
	)	
12 EDWARD CAMPBELL, JR., individually and	)	<u>STIPULATION AND</u>
13 dba Edward Campbell and Associates, and	)	<u>AGREEMENT IN</u>
14 dba WGL Mortgage Co,	)	<u>SETTLEMENT AND ORDER</u>
	)	
15 Respondent.	)	

16 It is hereby stipulated by and between EDWARD CAMPBELL,
17 JR. (referred to as Respondent) and the Complainant, acting by and
18 through Sean Crahan, Counsel for the Department of Real Estate, as
19 follows for the purpose of settling and disposing of the Accusation
20 filed on June 13, 1996, in this matter:

21 1. All issues which were to be contested and all
22 evidence which was to be presented by Complainant and Respondent at
23 a formal hearing on the Accusation, which hearing was to be held in
24 accordance with the provisions of the Administrative Procedure Act
25 (APA), shall instead and in place thereof be submitted solely on
26 the basis of the provisions of this Stipulation And Agreement In
27 Settlement And Order (hereafter Stipulation).

1 2. Respondent has received, read and understands the
2 Statement to Respondent, the Discovery Provisions of the APA and
3 the Accusation, filed by the Department of Real Estate in this
4 proceeding.

5 3. On June 26, 1996, Respondent filed a Notice of
6 Defense pursuant to Section 11505 of the Government Code for the
7 purpose of requesting a hearing on the allegations in the
8 Accusation. Respondent hereby freely and voluntarily withdraws
9 said Notice of Defense. Respondent acknowledges that she
10 understands that by withdrawing said Notice of Defense, she will
11 thereby waive her right to require the Commissioner to prove the
12 allegations in the Accusation at a contested hearing held in
13 accordance with the provisions of the APA and that she will waive
14 other rights afforded to her in connection with the hearing such as
15 the right to present evidence in defense of the allegations in the
16 Accusation and the right to cross-examine witnesses.

17 4. Respondent admits to the truth of the factual
18 allegations contained in paragraphs one (1) through seven (7) in
19 the Accusation filed in this proceeding. The Real Estate
20 Commissioner shall not be required to provide further evidence to
21 prove such allegations.

22 5. It is understood by the parties that the Real Estate
23 Commissioner may adopt the Order in this Stipulation as his
24 decision and order in this matter thereby imposing the penalty and
25 sanctions on Respondent's real estate licenses and/or license
26 rights as set forth in the below Order. In the event that the
27 Commissioner in his discretion does not adopt the Stipulation, the

1 Stipulation And Agreement In Settlement shall be void and of no
2 effect, and Respondent shall retain the right to a hearing and
3 proceeding on the Accusation under all the provisions of the APA
4 and shall not be bound by any admission or waiver made herein.

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

11 7. The below Determination of Issues contains a
12 determination that Respondent EDWARD CAMPBELL, JR., INC. has
13 violated Code Section 10145 and 10176(e) and Regulations 2830, 2831
14 and 2831.1. Respondent EDWARD CAMPBELL, JR.. is aware that by
15 agreeing to this Stipulation And Agreement In Settlement, if the
16 findings set forth below in the Determination of Issues become
17 final, the Commissioner may charge Respondent EDWARD CAMPBELL, JR.
18 for the costs of any audit conducted pursuant to Section 10148 of
19 the Code to determine if Respondent EDWARD CAMPBELL, JR. is in
20 compliance with the Real Estate Law. The maximum cost of said
21 audit will not exceed \$1,500.

22 DETERMINATION OF ISSUES

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

27 The conduct or omissions of Respondent EDWARD CAMPBELL,

JR., as set forth in paragraphs one (1) through seven (7) in the Accusation constitute cause to suspend or revoke her real estate broker license and/or license rights under the provisions of Code Sections 10176(e), 10177(h) and 10177(d) for violations of Code Sections 10145 and 10240 and Regulations 2830, 2831 and 2831.1 and 2840 from title 10, Chapter 6, California Code of Regulations.

ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

All licenses and license rights of Respondent EDWARD CAMPBELL, JR. under Part 1 of Division 4 of the Business and Professions Code are revoked; provided, however, a restricted real estate broker license shall be issued to Respondent EDWARD CAMPBELL, JR. pursuant to Section 10156.5 of the Code if Respondent makes application therefor and pays to the Department of Real Estate the appropriate fee for said licenses within ninety (90) days from the effective date of the Decision. The restricted license issued to Respondent EDWARD CAMPBELL, JR. shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of said Code:

The restricted licenses issued to Respondent EDWARD CAMPBELL, JR. shall be subject to all of the provisions of Section 10156.7 of the Business and Professions Code and to the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of said Code:

(1) The restricted license may be suspended prior

1 to hearing by order of the Real Estate Commissioner in the event of
2 Respondent EDWARD CAMPBELL, JR.'S conviction or plea of nolo
3 contendere to a crime which bears a significant relation to
4 Respondent's fitness or capacity as a real estate licensee.

5 (2) The restricted license may be suspended prior
6 to hearing by Order of the Real Estate Commissioner on evidence
7 satisfactory to the Commissioner that Respondent EDWARD CAMPBELL,
8 JR. has, during the time he holds a restricted license, violated
9 provisions of the California Real Estate Law, the Subdivided Lands
10 Law, Regulations of the Real Estate Commissioner, or the conditions
11 attaching to these restricted licenses.

12 (3) Respondent EDWARD CAMPBELL, JR. shall not,
13 during the time he holds a restricted license, become an officer or
14 designated officer of a corporate broker, nor become the broker for
15 a business of any form, unless he owns 51 or more percent of such
16 corporation or business.

17 (4) Respondent EDWARD CAMPBELL, JR. shall report in
18 writing to the Department of Real Estate as the Real Estate
19 Commissioner shall direct by his Order herein or by separate
20 written order issued while Respondent holds a restricted license,
21 such information concerning Respondent's activities for which a
22 real estate license is required as the Commissioner shall deem to
23 be appropriate to protect the public interest.

24 (5) Respondent EDWARD CAMPBELL, JR. shall not be
25 eligible to apply for the issuance of an unrestricted real estate
26 license nor the removal of any of the conditions, limitations or
27 restrictions of a restricted license until two (2) years has

1 elapsed from the date of issuance of the restricted license to
2 Respondent.

3 (6) Respondent EDWARD CAMPBELL, JR. shall, within
4 twelve months from the effective date of this Decision, present
5 evidence satisfactory to the Real Estate Commissioner that
6 Respondent has, since the most recent issuance of an original or
7 renewal real estate license, taken and successfully completed the
8 continuing education requirements of Article 2.5 of Chapter 3 of
9 the Real Estate Law for renewal of a real estate license. If
10 Respondent fails to satisfy this condition, the Commissioner may
11 order the suspension of the restricted license until the Respondent
12 presents such evidence. The Commissioner shall afford Respondent
13 the opportunity for a hearing pursuant to the Administrative
14 Procedure Act to present such evidence.

15 (7) Respondent EDWARD CAMPBELL, JR. shall, within
16 six months from the effective date of this Decision, take and pass
17 the Professional Responsibility Examination administered by the
18 Department including the payment of the appropriate examination
19 fee. If Respondent fails to satisfy this condition, the
20 Commissioner may order suspension of Respondent's license until
21 Respondent passes the examination.

22 (8) Within two years from the effective date of
23 this order, the Commissioner may audit the books and records of
24 respondent EDWARD CAMPBELL, JR. to determine compliance with the
25 Real Estate Law and Regulations of the Real Estate Commissioner,
26 pursuant to Code Section 10148.

27 (a) The Real Estate Commissioner may charge

1 respondent the reasonable cost of this audit. In calculating the
2 amount of the reasonable costs, the Commissioner may use the
3 estimated average hourly salary for all persons performing audits
4 of real estate brokers, and shall include an allocation for travel
5 costs, including mileage, time to and from the auditor's place of
6 work, and per diem. The Commissioner's reasonable costs shall in
7 no event exceed \$1,500.

8 (b) Respondent EDWARD CAMPBELL, JR. shall pay,
9 within 45 days from receipt of the invoice, the Commissioner's
10 reasonable costs for the chargeable follow-up audit;

11 (c) If Respondent fails to pay, within 45 days
12 from receipt of the invoice, for the Commissioner's reasonable
13 costs for an audit, the Commissioner may order the suspension of
14 Respondent's real estate license and license rights. The
15 suspension shall remain in effect until Respondent pays the
16 invoiced costs or enters into an agreement satisfactory to the
17 Commissioner to provide for such payment. The Commissioner may
18 impose further reasonable disciplinary terms and conditions upon
19 Respondent's real estate license and license rights as part of any
20 such agreement;

21 * * * * *

22 I have read the Stipulation And Agreement In Settlement
23 And Order, and its terms are understood by me and are agreeable and
24 acceptable to me. I understand that I am waiving rights given to
25 me by the California Administrative Procedure Act (including but
26 not limited to Sections 11506, 11508, 11509 and 11513 of the
27 Government Code), and I willingly, intelligently and voluntarily

1 waive those rights, including the right of requiring the
2 Commissioner to prove the allegations in the Accusation at a
3 hearing at which I would have the right to cross-examine witnesses
4 against me and to present evidence in defense and mitigation of the
5 charges.

6 DATED: 8-5-96

Edward Campbell Jr.
EDWARD CAMPBELL, JR., Respondent.

8 DATED: 8-7-96

Robert E. Tully, for
SEAN CRAHAN, Counsel for
Complainant.

11 * * * * *

13 The foregoing Stipulation And Agreement In Settlement is
14 hereby adopted as my Decision and Order as to Respondent EDWARD
15 CAMPBELL, JR. and shall become effective at 12 o'clock noon on
16 September 23, 1996

17 IT IS SO ORDERED 8/12/96

20 JIM ANTT, JR.
Real Estate Commissioner

J. Antt Jr.

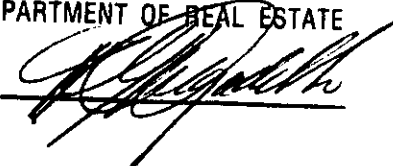
SACTO
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SEAN CRAHAN, Counsel
Department of Real Estate
107 South Broadway, Room 8107
Los Angeles, California 90012

(213) 897-3937

FILED
JUN 13 1996

DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

In the Matter of the Accusation of	)	No. H-26628 LA
	)	
EDWARD CAMPBELL, JR., individually and	)	A C C U S A T I O N
dba Edward Campbell and Associates, and	)	
dba WGL Mortgage Co	)	
	)	
Respondent.	)	

The Complainant, Thomas Mc Crady, a Deputy Real Estate Commissioner of the State of California, for cause of accusation against EDWARD CAMPBELL, JR., individually and doing business as Edward Campbell and Associates and doing business as WGL Mortgage Co, alleges as follows:

1.

The Complainant, Thomas Mc Crady, a deputy real estate commissioner, brings this Accusation in his official capacity.

2.

EDWARD CAMPBELL, JR., (hereafter Respondent) is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code

1 (hereafter cited as the Code). At all times herein mentioned,
2 Respondent was and is licensed by the Department of Real Estate of
3 the State of California (hereafter the Department) as a real estate
4 broker, individually and doing business as Edward Campbell and
5 Associates and doing business as WGL Mortgage Co.

6 3.

7 At times herein mentioned, Respondent was engaged in the
8 mortgage loan brokerage business as defined by Code Section
9 10131(d) in that Respondent, for or in expectation of compensation,
10 solicited and negotiated with borrowers for loans from third-party
11 lenders secured by real property (secured loans).

12 4.

13 On or about June 12, 1995, an auditor from the Department
14 examined the books and records of Respondent covering a period of
15 time from June 1, 1992 through May 31, 1995 (hereafter the "audit
16 period"). That audit revealed that Respondent, during the audit
17 period, violated the following Code Sections and Regulations from
18 Title 10, Chapter 6, California Code of Regulations (hereafter
19 Regulations):

20 (a) In the course of conducting the mortgage loan
21 brokerage business, respondent received from prospective borrowers
22 fees in advance for credit and appraisal report services.
23 Respondent deposited said fees into his general account thereby
24 commingling trust funds with his own funds. The general account
25 was not in the name of the Respondent as trustee, in violation of
26 Code Sections, 10145 and Regulation 2830.

27 (b) There were no control or separate records showing

1 the receipt and disposition of the credit and appraisal report
2 fees, in willful violation of Regulation 2831 and 2950(d).

3 (c) Code Section 10240 requires a mortgage loan broker
4 to provide a disclosure statement to borrowers on loans secured by
5 real property, as prescribed by Regulation 2840. Respondent failed
6 to deliver such statements to borrowers in willful violation of
7 Code Section 10240 and regulation 2840 including but not limited
8 to:

9 Borrower:	Property	Date Funded
10 B. Ford	2410 West 78th Street, Inglewood.	10-26-94
11 J. Jacobs	1628 West 85th Street, Los Angeles	5-26-94

12 7.

13 Respondent knew or should have known that the above
14 violations occurred or were occurring. Respondent failed to
15 exercise reasonable supervision over the activities of employees of
16 Accurate Financial Service for which a real estate license was
17 required so as to prevent the violations.

18 8.

19 The conduct or omissions of Respondent as set forth above
20 subject his real estate licenses and license rights to suspension
21 or revocation under the following Code Sections:

22 A. Code Section 10176(e) for commingling as set forth in
23 paragraph 4(a) above.

24 B. Code Section 10177(d) for willful violations of the
25 following Code Sections and Regulations:

26 (i) Code Section 10145 and Regulation 2830 for
27 failing to establish a trust account in the name of Respondent as

1 trustee as set forth in paragraph 4(a) above.

2 (ii) Regulations 2831 and 2831.1 for failing to
3 maintain a control record, as set forth in paragraph 4(b) above.

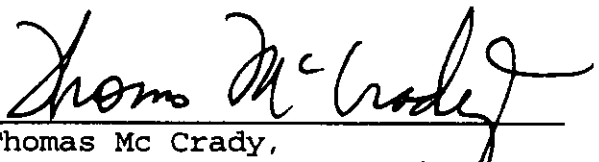
4 (iii) Code Section 10240 and Regulation 2840 for
5 failure to provide mortgage loan disclosure statements to
6 borrowers, as set forth in paragraph 4(c) above.

7 C. Code Section 10177(h) for failure to supervise the
8 activities of his employees.

9 WHEREFORE, Complainant prays that a hearing be
10 conducted on the allegations of this Accusation and, that upon
11 proof thereof, a decision be rendered imposing disciplinary action
12 against all licenses and license rights of Respondent EDWARD
13 CAMPBELL, JR., individually and doing business as Edward Campbell
14 and Associates and doing business as WGL Mortgage Co, under the
15 Real Estate Law (Part 1 of Division 4 of the Business and
16 Professions Code), and for such other and further relief as may be
17 proper under other applicable provisions of law.

18 Dated at Los Angeles, California

19 this 13th day of June, 1996.

20 
21 _____
22 Thomas Mc Crady,
23 Deputy Real Estate Commissioner

24
25 cc: Edward Campbell, Jr.
26 Sacto
27 MGS

SC/sc