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2 In Department of Real Estate ("Department") Case no.
3 H-1386 SA, a decision was rendered suspending Respondent's real
4 estate broker license for thirty (30) days, subject to a payment
5 to the Department's Real Estate Recovery Fund in the amount of
6 \$1,000. It had been determined that Respondent was subject to
7 discipline pursuant to Business and Professions Code ("Code")
8 Section 10177(g).

9 From on or about October 1, 1990, through on or about
10 March 6, 1991, Respondent was the designated officer of
11 Stuart-Wright Mortgage, Inc. a licensed real estate corporation.
12 A Department audit investigation found numerous violations
13 of the Real Estate Law during the period of time in which
14 Respondent was the designated officer.

15 II

16 On February 24, 1999, an Order to Desist and Refrain
17 was filed by the Department in Case No. H-27937 LA against
18 Respondent and Manhattan Mortgage Corporation. In or about
19 1997 and 1998, Respondent was the designated officer of
20 Manhattan Mortgage Corporation, a licensed real estate
21 corporation. A Department audit investigation found numerous
22 violations of the Real Estate Law during the period of time in
23 which Respondent was the designated officer. Respondent and
24 the corporation were ordered to desist and refrain from
25 performing activities for which a real estate broker license
26 is required, until they were in compliance with the Real Estate
27 Law.

1 III

2 The Decision in Department Case no. H-29496 LA,
3 revoked Respondent's real estate broker license. It had been
4 determined that Respondent was subject to discipline pursuant
5 to Code Sections 10177(d), 10177(g) and 10177(h) for failure
6 to exercise the required supervision and control of the
7 activities of Prudential VP Corporation, in violation of
8 Code Section 10159.2 and Section 2725, Title 10, Chapter 6,
9 California Code of Regulations.

10 During a period of time (from approximately 2000 to
11 2002), when Respondent was the designated officer of Prudential
12 VP Corporation, a licensed real estate corporation, a Department
13 audit investigation found numerous violations of the Real Estate
14 Law.

15 IV

16 On June 25, 2002, an Order to Desist and Refrain was
17 filed by the Department in Case No. H-29570 LA against
18 Respondent and Prudential VP Corporation due to the violations
19 found during the audit investigation discussed in Paragraph III,
20 above. Respondent and the corporation were ordered to desist
21 and refrain from performing activities for which a real estate
22 broker license is required, until they were in compliance with
23 the Real Estate Law.

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2 The burden of proving rehabilitation rests with the
3 petitioner (Feinstein v. State Bar (1952) 39 Cal. 2d 541). A
4 petitioner is required to show greater proof of honesty and
5 integrity than an applicant for first time licensure. The proof
6 must be sufficient to overcome the prior adverse judgment on the
7 applicant's character (Tardiff v. State Bar (1980) 27 Cal. 3d
8 395).

9 The Department has developed criteria in Regulation
10 2911 to assist in evaluating the rehabilitation of an applicant
11 for reinstatement of a license. Among the criteria relevant in
12 this proceeding are:

13 2911(a) - A period longer than two (2) years is
14 required due to Respondent's history of acts and conduct which
15 is substantially related to the qualifications, functions and
16 duties of a real estate licensee.

17 2911(i) - Respondent has not provided proof of
18 completion of, or sustained enrollment in, formal educational
19 or vocational training courses for economic self-improvement.

20 2911(l) - Respondent has not provided proof of
21 significant or conscientious involvement in community, church
22 or social programs.

23 2911 (n) (2) - Respondent has not provided
24 proof of a change in attitude from that which existed at the
25 time of the conduct in question as evidenced by family, friends
26 or others.
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1 Given the fact that Respondent has not established
2 that she has complied with Regulations 2911(a), 2911(i),
3 2911(l), and 2911(n)(2), I am not satisfied that Respondent
4 is sufficiently rehabilitated to receive a real estate broker
5 license.

6 NOW, THEREFORE, IT IS ORDERED that Respondent's
7 petition for reinstatement of Respondent's real estate broker
8 license is denied.

9 This Order shall become effective at 12 o'clock noon
10 on **MAY 19 2005**.

11
12 DATED: 4-28-05

13 JEFF DAVI
14 Real Estate Commissioner

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26 cc: Brij Sood
27 20474 Walnut Canyon Road
 Walnut, CA 91789

FILED
OCT 9 2002
DEPARTMENT OF REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

By K. Weeden

* * *

In the Matter of the Accusation of)
PRUDENTIAL VP CORPORATION, doing)
business as Prudential Monte)
Vista Realtors and The Prudential)
American Realty, and BRIJ SOOD,)
individually and as designated)
officer of Prudential VP)
Corporation,)
Respondents.)

NO. H-29496 LA

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on September 12, 2002, and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

FINDINGS OF FACT

1.

On May 16, 2002, Maria Suarez made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to Respondents PRUDENTIAL VP CORPORATION, (PRUDENTIAL) and BRIJ SOOD (SOOD) last known mailing addresses on file with the Department on May 16, 2002.

2.

On September 12, 2002, no Notice of Defense having been filed herein within the time prescribed by Section

11506 of the Government Code, Respondents default was entered herein.

3.

PRUDENTIAL and SOOD (hereinafter sometimes referred to as Respondents) are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code).

4.

At all times mentioned, SOOD was licensed by the Department as designated officer of PRUDENTIAL to qualify PRUDENTIAL and to act for PRUDENTIAL as a real estate broker as provided by Section 10159.2 of the Business and Professions Code (Code).

5.

At all times mentioned, in the City of Montebello, Los Angeles County, PRUDENTIAL acted as a real estate broker, within the meaning of:

A. Section 10131(a) of the Code in that it operated a residential resale brokerage dba Prudential Monte Realtors Vista Realtors and The Prudential American Realty; and, additionally

B. Conducted broker-controlled escrows through its escrow division, American Realty Escrow Division, under the exemption set forth in Section 17006(a)(4) of the California Financial Code for real estate brokers performing escrows incidental to a real estate transaction where the broker is a party and where the broker is performing acts for which a real estate license is required.

RESIDENTIAL RESALE AUDIT

6.

On March 4, 2002, the Department completed an examination of the books and records of PRUDENTIAL pertaining to the activities described in Finding 5A, above. The audit examination covered a period of time beginning December 1, 2000 through December 31, 2001. The audit examination revealed violations of the Code and the Regulations as set forth below, and more fully discussed in Audit Report LA 010196 [Residential Resale] and exhibits/workpapers attached to said audit report.

7.

At all times mentioned, in connection with the activities described in Finding 5A, above, PRUDENTIAL accepted or received funds in trust (trust funds) from or on behalf of buyers and sellers and thereafter made disposition of such funds. During the audit period PRUDENTIAL did not maintain a trust account for resale activities; however, a trust log was maintained.

8.

With respect to the activities referred to in Findings 5A and 7, it is alleged that PRUDENTIAL:

(a) Failed to maintain a complete and accurate formal trust fund receipts journal and a complete and accurate formal trust fund disbursements journal with respect to earnest money deposits forwarded to escrow or returned to buyers on canceled offers.

(b) Failed to place trust funds, including earnest money deposits, accepted on behalf of another into the hands of the owner of the funds, a neutral escrow depository or into a trust fund account in the name of the trustee at a bank or other financial institution not later than three business days following receipt of the funds by the broker or by the broker's salesperson.

(c) Used the fictitious names of "Prudential California Realty" "Prudential California" "Prudential Cobal Realtors" "Prudential Cobal" and "Prudential Cobal Realtors Inc." to conduct residential resale activities on behalf of PRUDENTIAL without holding a license bearing these fictitious business names.

(d) Failed to initiate and maintain signed written Broker-Salesman agreements with 32 of PRUDENTIAL's 43 salespeople.

(e) Failed to notify the Department of the employment of real estate salespersons Jose Mendez, William Duenas, Graciela Fransworth, and Rogelio Hernandez, licensed to PRUDENTIAL. And additionally failed to notify the Department of the termination of real estate salespersons Javier Castillo, Jorge Palma, and Tonirose Medinilla.

(f) Failed to retain the salesperson's license certificates for real estate salespersons Alfonso Figueroa,

Carolina Schmeisser, Graciela Fransworth, Delfina Martinez, Frank Mastroianni, and Louis Vivanco.

9.

BROKER ESCROW AUDIT

On or about March 22, 2002, the Department completed an examination of the books and records of PRUDENTIAL pertaining to the activities described in Finding 5B, above. The audit examination covered a period of time beginning December 1, 2000 through December 31, 2001. The audit examination revealed violations of the Code and the Regulations as set forth below and more fully discussed in Audit Report LA 010326 [Broker Escrow] and exhibits/workpapers attached to said audit report.

10.

The audit examination determined that, in connection with the broker-controlled escrow activities described in Finding 5B, above, PRUDENTIAL accepted or received funds, including funds in trust ("trust funds") from or on behalf of actual or prospective parties to transactions and thereafter made deposit or disbursement of such funds. From time to time herein mentioned, said trust funds were deposited and/or maintained by PRUDENTIAL in a bank account at:

"Prudential VP Corporation DBA: American Realty Escrow Division (hereinafter "Escrow Trust Account")
Account No. 1891614826/31-023130"
Commercia/Imperial Bank
9920 La Cienega Blvd.
Inglewood, CA 90301-4537

11.

With respect to the activities referred to in Findings 5B and 10, it is alleged that PRUDENTIAL:

(a) Permitted, allowed, or caused a deficit to accumulate in the escrow trust account, which on December 31, 2001, was in the amount of \$93,345.43. The principal cause of this trust fund shortage was employee conversion by PRUDENTIAL's president and owner, Vijay Patel, senior escrow officer Lisa Magana and escrow officer Virginia Abitia. However, the full allocation of this deficit could not be

accurately determined due to PRUDENTIAL's failure to maintain adequate records as described below.

(b) Failed to maintain a complete and accurate formal trust fund receipts journal and a formal trust fund disbursements journal with respect to the funds deposited in the escrow trust account, or other records of the receipt and disposition of trust funds accepted in trust and deposited in said accounts.

(c) Failed to maintain a complete and accurate separate record for each beneficiary or transaction, thereby accounting for all trust funds received and then deposited or disbursed from the escrow trust account.

(d) Failed to deposit trust funds into the escrow trust account before the end of the next business day.

(e) Permitted unlicensed and unbonded persons, Robert Virga, a licensee not licensed to PRUDENTIAL, and Vijay Patel to be an authorized signatories on the escrow trust account. SOOD was not a signatory on the trust account.

(f) Used the fictitious name of "American Realty Escrow Division" to conduct residential resale activities on behalf of PRUDENTIAL without holding a license bearing this fictitious business name.

(g) Conducted five third party mortgage loan refinance escrows (Delgado #21148-LM) (Eleda #21170-LM) (Penitar #21213-VA) (Castanon 21060-LM) (Coker #21242-LM).

(h) Converted an insurance reimbursement check in the amount of \$899 payable to Alex Perez, former salesperson of PRUDENTIAL. Said check was deposited into the escrow trust account, the check altered, and Perez' signature forged. The ultimate payee was PRUDENTIAL's escrow officer, Virginia Abitia; and

(i) The audit examination also revealed that SOOD as designated officer of PRUDENTIAL, had no system in place for regularly monitoring PRUDENTIAL's compliance with the Real Estate Law or for the supervision of its salespersons.

12.

The overall conduct of Respondent SOOD constitutes a failure on his part, as officer designated by a corporate broker licensee, responsible for the supervision and control

over the activities conducted on behalf of PRUDENTIAL by its officers, managers and employees as necessary to secure full compliance with the provisions of the Real Estate Law including the supervision of the salespersons licensed to the corporation in the performance of acts for which a real estate license is required.

13.

The overall conduct of Respondent SOOD constitutes negligence or incompetence.

DETERMINATION OF ISSUES

1.

The conduct, acts and/or omissions of PRUDENTIAL, as described herein above, are violations of:

RESIDENTIAL RESALE AUDIT

<u>FINDING</u>	<u>PROVISIONS VIOLATED</u>
8(a)	Code Section <u>10145</u> and Regulation <u>2831</u>
8(b)	Code Section 10145 and Regulation <u>2832</u>
8(c)	Regulation <u>2731</u>
8(d)	Regulation <u>2726</u>
8(e)	Code Section <u>10161.8</u> and Regulation <u>2752</u>
8(f)	Regulation <u>2753</u>

2.

The conduct, acts and/or omissions of PRUDENTIAL, as described herein above, are violations of:

BROKER ESCROW AUDIT

<u>FINDING</u>	<u>PROVISIONS VIOLATED</u>
11 (a)	Code Section 10145 and Regulations <u>2832.1</u> and <u>2950(g)</u>
11 (b)	Code Section 10145 and Regulation 2831
11 (c)	Code Section 10145 and Regulation <u>2831.1</u>
11 (d)	Code Section 10145 and Regulations 2832 and <u>2950(f)</u>
11 (e)	Code Section 10145 and Regulation <u>2834</u>
11 (f)	Regulation 2731
11 (g)	Code Section <u>10177(g)</u>
11 (h)	Code Sections 10145 and <u>10176(i)</u>
11 (i)	Regulation <u>2725</u>

3.

Cause for disciplinary action against Respondent PRUDENTIAL VP CORPORATION exists pursuant to Code Sections 10177(d), 10177(g) and 10176(i).

4.

The conduct, acts/or omissions of SOOD, as described in Findings 11(i) and 12, herein above, are in violation of Code Section 10159.2 and Regulation 2725.

5.

Cause for disciplinary action against Respondent BRIJ SOOD exists pursuant to Code Sections 10177(d), 10177(g) and 10177(h).

6.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

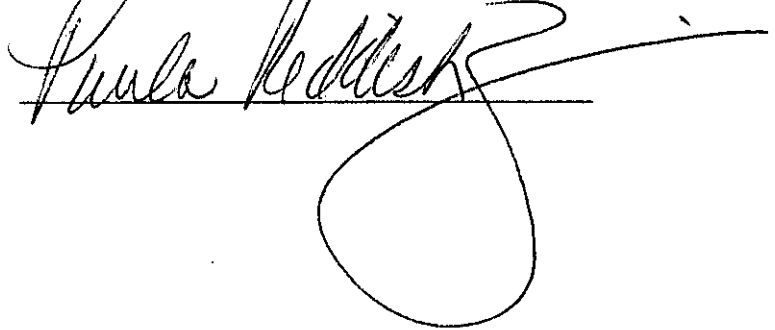
ORDER

The license and license rights of Respondents PRUDENTIAL VP CORPORATION and BRIJ SOOD under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on October 29, 2002.

DATED: September 26, 2002.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

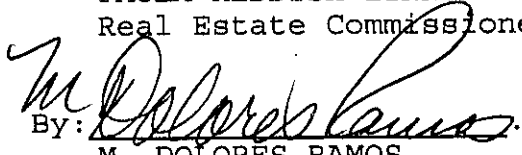
A large, stylized handwritten signature in black ink, appearing to read "Paula Reddish Zinnemann", is written over a horizontal line. The signature is highly cursive and includes a large, circular flourish at the bottom right.

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IT IS SO ORDERED

SEP 12 2002

PAULA REDDISH ZINNEMANN
Real Estate Commissioner

By: 
M. DOLORES RAMOS
Regional Manager

Archie Gray

FILED
MAY 16 2002
DEPARTMENT OF REAL ESTATE

1 ELLIOTT MAC LENNAN, SBN 66674
2 Department of Real Estate
3 320 West 4th Street, Ste. 350
4 Los Angeles, California 90013-1105
5
6
7
8 Telephone: (213) 576-6911 (direct)
9 -or- (213) 576-6982 (office)

By *K. Hudey*

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

11 In the Matter of the Accusation of)
12 PRUDENTIAL VP CORPORATION, doing)
13 business as Prudential Monte)
14 Vista Realtors and The Prudential)
15 American Realty, and BRIJ SOOD,)
16 individually and as designated)
17 officer of Prudential VP)
18 Corporation,)
19 Respondents.)

No. H-29496 LA
ACCUSATION

17 The Complainant, Maria Suarez, a Deputy Real Estate
18 Commissioner of the State of California, for cause of Accusation
19 against PRUDENTIAL VP CORPORATION, dba Prudential Monte Vista
20 Realtors, Vista Realtors and The Prudential American Realty, and
21 BRIJ SOOD, individually and as designated officer of Prudential
22 VP Corporation, alleges as follows:
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1.

The Complainant, Maria Suarez, acting in her official capacity as a Deputy Real Estate Commissioner of the State of California makes this Accusation against PRUDENTIAL VP CORPORATION (PRUDENTIAL) and BRIJ SOOD (SOOD).

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

3.

PRUDENTIAL and SOOD (hereinafter referred to as Respondents) are presently licensed and/or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code).

4.

At all times mentioned, SOOD was licensed by the Department as designated officer of PRUDENTIAL to qualify it and to act for it as a real estate broker and, as provided by Section 10159.2 of the Code. SOOD was responsible for the supervision and control of the activities conducted on PRUDENTIAL's behalf by its officers, managers and employees as necessary to secure full compliance with the provisions of the Real Estate Law including the supervision of the salespersons licensed to the corporation in the performance of acts for which a real estate license is required. SOOD was originally licensed as a real estate broker

1 on April 2, 1980. PRUDENTIAL was originally licensed as a
2 corporate real estate broker on March 3, 1999.

3 5.

4 Whenever reference is made in an allegation in the
5 Accusation to an act or omission of PRUDENTIAL such allegation
6 shall be deemed to mean that the officers, directors, managers,
7 employees, agents and real estate licensees employed by or
8 associated with PRUDENTIAL, including SOOD, committed such act or
9 omission while engaged in the furtherance of PRUDENTIAL's
10 business or operation and while acting within the course and
11 scope of PRUDENTIAL's corporate authority, agency and employment.
12

13 6.

14 At all times mentioned, in the City of Montebello, Los
15 Angeles County, PRUDENTIAL acted as a real estate broker, within
16 the meaning of:

17 A. Section 10131(a) of the Code in that it operated a
18 residential resale brokerage dba Prudential Monte Realtors Vista
19 Realtors and The Prudential American Realty; and,

20 B. Conducted broker-controlled escrows through its
21 escrow division, American Realty Escrow Division, under the
22 exemption set forth in Section 17006(a)(4) of the California
23 Financial Code for real estate brokers performing escrows
24 incidental to a real estate transaction where the broker is a
25 party and where the broker is performing acts for which a real
26 estate license is required.
27

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2 With respect to the activities referred to in
3 Paragraphs 6 and 8, it is alleged that PRUDENTIAL:

4 (a) Failed to maintain a complete and accurate formal
5 trust fund receipts journal and a complete and accurate formal
6 trust fund disbursements journal with respect to earnest money
7 deposits forwarded to escrow or returned to buyers on canceled
8 offers, as required by Code Section 10145 and Regulation 2831.

9
10 (b) Failed to place trust funds, including earnest
11 money deposits, accepted on behalf of another into the hands of
12 the owner of the funds, a neutral escrow depository or into a
13 trust fund account in the name of the trustee at a bank or other
14 financial institution not later than three business days
15 following receipt of the funds by the broker or by the broker's
16 salesperson, as required by Code Section 10145 and Regulation
17 2832.

18 (c) Used the fictitious names of "Prudential California
19 Realty" "Prudential California" "Prudential Cobal Realtors"
20 "Prudential Cobal" and "Prudential Cobal Realtors Inc." to
21 conduct residential resale activities on behalf of PRUDENTIAL
22 without holding a license bearing these fictitious business
23 names, as required by Regulation 2731.

24 (d) Failed to initiate and maintain signed written
25 Broker-Salesman agreements with 32 of PRUDENTIAL's 43
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1 salespeople, as required by Regulation 2726.

2 (e) Failed to notify the Department of the employment
3 of real estate salespersons Jose Mendez, William Duenas, Graciela
4 Fransworth, and Rogelio Hernandez, licensed to PRUDENTIAL. And
5 additionally failed to notify the Department of the termination
6 of real estate salespersons Javier Castillo, Jorge Palma, and
7 Tonirose Medinilla, as required by Code Section 10161.8 and
8 Regulation 2752; and

9 (f) Failed to retain the salesperson's license
10 certificates for real estate salespersons Alfonso Figueroa,
11 Carolina Schmeisser, Graciela Fransworth, Delfina Martinez, Frank
12 Mastroianni, and Louis Vivanco, as required by Regulation 2753.

14 10.

15 The conduct of Respondent PRUDENTIAL, described in
16 Paragraph 9, above, violated the Code and the Regulations as set
17 forth below:

18	<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
19	9 (a)	Code Section 10145 and
20		Regulation 2831
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22	9 (b)	Code Section 10145 and
23		Regulation 2832
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26	9 (c)	Regulation 2731
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9(d) Regulation 2726

9(e) Code Section 10161.8 and
Regulation 2752

9(f) Regulation 2753

The foregoing violation constitutes cause for the suspension or revocation of the real estate license and license rights of PRUDENTIAL under the provisions of Code Sections 10165, 10177(d) and/or 10177(g).

BROKER ESCROW AUDIT

11.

On or about March 22, 2002, the Department completed an examination of the books and records of PRUDENTIAL pertaining to the activities described in Paragraph 6, above. The audit examination covered a period of time beginning December 1, 2000 through December 31, 2001. The audit examination revealed violations of the Code and the Regulations as set forth below and more fully discussed in Audit Report LA 010326 [Broker Escrow] and exhibits/workpapers attached to said audit report.

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12.

1 The audit examination determined that, in connection
2 with the broker-controlled escrow activities described in
3 Paragraph 6, above, PRUDENTIAL accepted or received funds,
4 including funds in trust ("trust funds") from or on behalf of
5 actual or prospective parties to transactions and
6 thereafter made deposit or disbursement of such funds. From time
7 to time herein mentioned, said trust funds were deposited and/or
8 maintained by PRUDENTIAL in a bank account at:

9
10 "Prudential VP Corporation DBA: American Realty Escrow Division
11 (hereinafter "Escrow Trust Account")
12 Account No. 1891614826/31-023130"
13 Commercica/Imperial Bank
14 9920 La Cienega Blvd.
15 Inglewood, CA 90301-4537

13.

16 With respect to the trust funds referred to in
17 Paragraphs 8 and 12, it is alleged that PRUDENTIAL:

18 (a) Permitted, allowed, or caused a deficit to
19 accumulate in the escrow trust account, which on December 31,
20 2001, was in the amount of \$93,345.43, in violation of Code
21 Section 10145 and Regulations 2832.1, 2950(d), 2950(g) and 2951.
22 The principal cause of this trust fund shortage was employee
23 conversion by PRUDENTIAL's president and owner, Vijay Patel,
24 senior escrow officer Lisa Magana and escrow officer Virginia
25 Abitia. However, the full allocation of this deficit could not
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1 be accurately determined due to PRUDENTIAL's failure to maintain
2 adequate records as described below.

3 (b) Failed to maintain a complete and accurate formal
4 trust fund receipts journal and a formal trust fund disbursements
5 journal with respect to the funds deposited in the escrow trust
6 account, or other records of the receipt and disposition of trust
7 funds accepted in trust and deposited in said accounts, as
8 required by Code Section 10145 and Regulations 2831 and 2951.

9 (c) Failed to maintain a complete and accurate separate
10 record for each beneficiary or transaction, thereby accounting
11 for all trust funds received and then deposited or disbursed from
12 the escrow trust account as required by Code Section 10145 and
13 Regulations 2831.1 and 2951.

14 (d) Failed to deposit trust funds into the escrow trust
15 account before the end of the next business day, as required by
16 Code Section 10145 and Regulations 2832 and 2950(f).

17 (e) Permitted unlicensed and unbonded persons, Robert
18 Virga, a licensee not licensed to PRUDENTIAL, and Vijay Patel to
19 be an authorized signatories on the escrow trust account, as
20 required by Code Section 10145 and Regulations 2834 and 2951.
21 SOOD was not a signatory on the trust account.

22 (f) Used the fictitious name of "American Realty Escrow
23 Division" to conduct residential resale activities on behalf of
24 PRUDENTIAL without holding a license bearing this fictitious
25 business name, in violation of Regulation 2731.

1 (g) Conducted five third party mortgage loan refinance
2 escrows (Delgado - #21148-LM) (Eleda - #21170-LM) (Penitar -
3 #21213-VA) (Castanon - 21060-LM) (Coker - #21242-LM.

4 (h) Converted an insurance reimbursement check in the
5 amount of \$899 payable to Alex Perez, former salesperson of
6 PRUDENTIAL. Said check was deposited into the escrow trust
7 account, the check altered, and Perez' signature forged. The
8 ultimate payee was PRUDENTIAL's escrow officer, Virginia Abitia,
9 in violation of Code Section 10145 and Regulation 2950(g); and

10 (i) The audit examination also revealed that SOOD as
11 designated officer of PRUDENTIAL, had no system in place for
12 regularly monitoring PRUDENTIAL's compliance with the Real Estate
13 Law or for the supervision of its salespersons, as required by
14 Code Section 10159.2 and Regulation 2725.

15 14.

16 The conduct of Respondent PRUDENTIAL, described in
17 Paragraph 13, above, violated the Code and the Regulations as set
18 forth below:
19

20 <u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
21 13 (a)	Code Section 10145 and 22 Regulation 2832.1, 2950(d), 2950(g) 23 and 2951
24 13 (b)	Code Section 10145 and 25 Regulations 2831 and 2951 26

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- 13 (c) Code Section 10145 and Regulations 2831.1 and 2951
- 13 (d) Code Section 10145 and Regulations 2832 and 2950 (f)
- 13 (e) Code Section 10145 and Regulations 2834 and 2951
- 13 (f) Regulation 2731
- 13 (g) Code Section 10177 (g)
- 13 (h) Code Sections 10145 and 10176 (i) Regulation and 2950 (g)
- 13 (i) Code Section 10145 and Regulation 2725

The foregoing violation constitutes cause for the suspension or revocation of the real estate license and license rights of PRUDENTIAL under the provisions of Code Section 10177 (d), 10176 (i) and/or 10177 (g).

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against the license and license rights of Respondents
5 PRUDENTIAL VP CORPORATION and BRIJ SOOD under the Real Estate Law
6 (Part 1 of Division 4 of the Business and Professions Code) and
7 for such other and further relief as may be proper under other
8 applicable provisions of law.
9

10 Dated at Los Angeles, California

11 this *13th day of May 2002.*
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15 Deputy Real Estate Commissioner
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23 cc: Prudential VP Corporation
24 Brij Sood
25 Sacto
26 LWA
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