

FILED

FEB 29 2008

DEPARTMENT OF REAL ESTATE

BY: *A. Medley*

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-31726 LA
)	
RICHARD CHRISTOPHER JEYNSON,)	
dba Mortgage USA; and)	
<u>JOSEPH WOODROW JORDAN,</u>)	
)	
)	
Respondents.)	

DECISION AFTER RECONSIDERATION

On September 28, 2007, a Decision was rendered herein by the Real Estate Commissioner which revoked the real estate salesperson license and license rights of Respondent JOSEPH WOODREW JORDAN in the above-entitled matter. The Decision was to become effective at 12 o'clock noon on October 22, 2007.

An Order Staying Effective Date was issued staying the effective date for JOSEPH WOODREW JORDAN a total period of thirty (30) days until 12 o'clock noon on November 21, 2007.

On October 9, 2007, respondent JOSEPH WOODREW JORDAN petitioned for reconsideration of the Decision of September 28, 2007, and submitted argument in support thereof.

1 I have considered the petition of Respondent and have
2 concluded that good cause has been presented for
3 reconsideration of the Decision of September 28, 2007, for the
4 limited purpose of determining whether the disciplinary action
5 therein imposed should be reduced.

6 I have reconsidered said Decision and it is hereby
7 ordered that the disciplinary action therein imposed against
8 the real estate salesperson license of JOSEPH WOODREW JORDAN
9 be reduced by modifying the Order of said Decision to read as
10 follows:

11 ORDER

12 The real estate salesperson license and licensing
13 rights of Respondent JOSEPH WOODREW JORDAN under the Real Estate
14 Law are revoked; provided, however, a restricted real estate
15 salesperson license shall be issued to Respondent pursuant to
16 Section 10156.5 of the Business and Professions Code, if
17 Respondent:

18 A. Makes application therefor and pays to the
19 Department of Real Estate the appropriate fee for the restricted
20 license within ninety (90) days from the effective date of this
21 Decision; and

22 B. The restricted license issued to Respondent shall
23 be subject to all of the provisions of Section 10156.7 of the
24 Code and the following limitations, conditions and restrictions
25 imposed under authority of Section 10156.6 of that Code:
26
27

1 1. The restricted license issued to Respondent may be
2 suspended prior to hearing by Order of the Real Estate
3 Commissioner in the event of Respondent's conviction or plea of
4 nolo contendere to a crime which is substantially related to
5 Respondent's fitness or capacity as a real estate licensee.

6 2. The restricted license issued to Respondent may
7 be suspended prior to hearing by Order of the Real Estate
8 Commissioner on evidence satisfactory to the Commissioner that
9 Respondent has violated provisions of the California Real Estate
10 Law, the Subdivided Lands Law, Regulations of the Real Estate
11 Commissioner or conditions attaching to the restricted license.

12 3. Respondent shall not be eligible to apply for the
13 issuance of an unrestricted real estate license nor for the
14 removal of any of the conditions, limitations or restrictions of
15 a restricted license until two (2) years have elapsed from the
16 effective date of this Decision.

17 4. Respondent shall submit with any application for
18 license under an employing broker, or any application for
19 transfer to a new employing broker, a statement signed by the
20 prospective employing real estate broker on a form approved by
21 the Department of Real Estate which shall certify:

22 (a) That the employing broker has read

23
24 the Decision of the Commissioner which
25 granted the right to a restricted license;
26 and
27

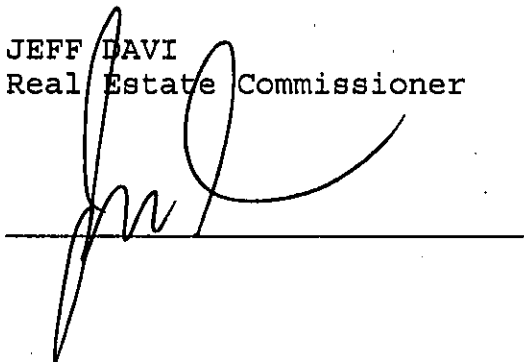
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(b) That the employing broker will exercise
close supervision over the performance by the
restricted licensee relating to activities
for which a real estate license is required.

As hereby modified and amended, the Decision of
September 28, 2007, shall become effective at 12 o'clock noon
on March 20, 2008.

IT IS SO ORDERED 2-20, 2008.

JEFF DAVI
Real Estate Commissioner



A handwritten signature in black ink, appearing to read 'Jeff Davi', is written over a horizontal line. The signature is stylized and cursive.

FILED

NOV 21 2007

DEPARTMENT OF REAL ESTATE
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-31726 LA
)	
RICHARD CHRISTOPHER JEYNSON doing)	
Business as Mortgage USA; and)	
<u>JOSEPH WOODROW JORDAN,</u>)	
)	
Respondent(s).)	

ORDER GRANTING RECONSIDERATION

On September 28, 2007, a Decision was rendered in the above-entitled matter. The Decision was to become effective on October 22, 2007 and was stayed by Order of October 12, 2007 to November 21, 2007.

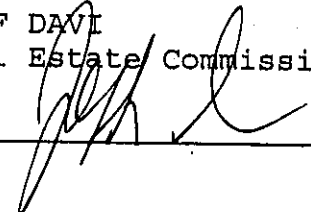
On October 9, 2007, Respondent JOSEPH WOODROW JORDAN petitioned for reconsideration of said Decision.

I find that there is good cause to reconsider the Decision of September 28, 2007. Reconsideration is hereby granted for the limited purpose of determining whether the disciplinary action imposed against Respondent by said Decision should be reduced or modified.

IT IS SO ORDERED

11-19-07

JEFF DAVIS
Real Estate Commissioner



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FILED

OCT 12 2007

DEPARTMENT OF REAL ESTATE
BY: [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of) NO. H-31726 LA
)
JOSEPH WOODROW JORDAN,)
)
Respondent(s).)

ORDER STAYING EFFECTIVE DATE

On September 28, 2007, a Decision was rendered in the above-entitled matter to become effective October 22, 2007.

IT IS HEREBY ORDERED that the effective date of the Decision of September 28, 2007, is stayed for a period of (30) days to allow Respondent JOSEPH WOODROW JORDAN to file a petition for reconsideration.

The Decision of September 28, 2007, shall become effective at 12 o'clock noon on November 21, 2007.

DATED: October 12, 2007

JEFF DAVI
Real Estate Commissioner

By: [Signature]
DOLORES WEEKS
Regional Manager

facts

FILED

OCT - 1 2007

DEPARTMENT OF REAL ESTATE

BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
)
 RICHARD CHRISTOPHER JEYNSON doing)
 business as Mortgage USA; and)
JOSEPH WOODROW JORDAN,)
)
 Respondents.)
)
)

No. H-31726 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 7, 2007, and the findings of fact set forth herein are based on one or more of the following:
 (1) Respondent JOSEPH WOODROW JORDAN's express admissions; (2) affidavits; and (3) Department Audit Report LA 020293 dated June 6, 2003, and (4) other evidence.

FACTUAL FINDINGS

1.

On February 25, 2005, 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 JOSEPH WOODROW JORDAN, and a Notice of Defense was mailed by certified mail on February 28, 2005.

2.

On September 7, 2007, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondent JOSEPH WOODROW JORDAN default was entered herein.

3.

At all times mentioned, JOSEPH WOODROW JORDAN was licensed or had license rights issued by the Department of Real Estate ("Department") as a real estate salesperson. On March 18 2002, JOSEPH WOODROW JORDAN was originally licensed as a real estate salesperson.

4.

In the Culver City, County of Los Angeles, JOSEPH WOODROW JORDAN acted as a real estate salesperson employed by Richard Christopher Jeynson and conducted activities requiring a real estate license except for the period from March 18, 2002 to May 2, 2002.

5.

On June 6, 2003, the Department completed an audit examination of the books and records of Richard Christopher Jeynson pertaining to the broker-escrow activities described in Finding 4, which require a real estate license. The audit examination covered a period of time beginning on April 1, 2000 to March 31, 2003. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs, and more fully discussed in Audit Reports LA 020293 and the exhibits and work papers attached to said audit reports.

6.

With respect to the activities referred to in Finding 4 and during the examination period described in Finding 5, it is found that between March 18, 2002 and May 2, 2002, JOSEPH WOODROW JORDAN solicited and negotiated the sale of real property and a loan secured by interest in real property and was compensated by Richard Christopher Jeynson while he was not licensed under real estate broker Richard Christopher Jeynson, in violation of Code Section 10137.

DETERMINATION OF ISSUES

1.

The conduct of Respondent JOSEPH WOODROW JORDAN as described in Finding 6, herein above, is in violation of Business and Professions Code ("Code") Section 10137.

2.

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

3.

Cause for disciplinary action against Respondent JOSEPH WOODROW JORDAN exists pursuant to Code Section 10137.

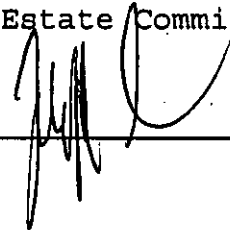
ORDER

The real estate salesperson license and license rights of Respondent JOSEPH WOODROW JORDAN 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 22, 2007.

DATED: 11-23 , 2007

JEFF DAVI
Real Estate Commissioner



1 Department of Real Estate
320 West 4th Street, Ste. 350
2 Los Angeles, California 90013-1105

3 Telephone: (213) 576-6982 (office)

FILED

SEP - 7 2007

4 DEPARTMENT OF REAL ESTATE
5 BY: *[Signature]*

6
7
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)

No. H-31726 LA

12 RICHARD CHRISTOPHER JEYNSON doing)
13 business as Mortgage USA; and)
14 JOSEPH WOODROW JORDAN,)

15 Respondents.)

16
17 DEFAULT ORDER

18 Respondent JOSEPH WOODROW JORDAN having failed to file
19 a Notice of Defense within the time required by Section 11506 of
20 the Government Code, is now in default. It is, therefore,
21 ordered that a default be entered on the record in this matter.

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IT IS SO ORDERED September 7, 2007
JEFF DAVI
Real Estate Commissioner

M. Dolores Weeks
By: M. DOLORES WEEKS
Regional Manager

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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 Telephone: (213) 576-6911 (direct)
6 -or- (213) 576-6982 (office)

FILED
OCT - 3 2006
DEPARTMENT OF REAL ESTATE

By *R. McLeish*

7
8
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of)	No. H-31726 LA
13)	
14 <u>RICHARD CHRISTOPHER JEYNSON,</u>)	<u>STIPULATION</u>
15 doing business as Mortgage USA,)	<u>AND</u>
16 and JOSEPH WOODROW JORDAN,)	<u>AGREEMENT</u>
17)	
18)	
19 Respondent,)	
20)	
21)	
22)	
23)	
24)	
25)	

18 It is hereby stipulated by and between Respondent
19 RICHARD CHRISTOPHER JEYNSON dba Mortgage USA (sometimes referred
20 to as "Respondent") and the Complainant, acting by and through
21 Elliott Mac Lennan, Counsel for the Department of Real Estate, as
22 follows for the purpose of settling and disposing of the
23 Accusation ("Accusation") filed on February 28, 2005, in this
24 matter:
25

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

1 at a formal hearing on the Accusation, which hearing was to be
2 held in accordance with the provisions of the Administrative
3 Procedure Act ("APA"), shall instead and in place thereof be
4 submitted solely on the basis of the provisions of this
5 Stipulation and Agreement ("Stipulation").

6 2. Respondent has received, read and understands the
7 Statement to Respondent, the Discovery Provisions of the APA and
8 the Accusation filed by the Department of Real Estate in this
9 proceeding.

10 3. Respondent timely filed a Notice of Defense
11 pursuant to Section 11506 of the Government Code for the purpose
12 of requesting a hearing on the allegations in the Accusation.
13 Respondent hereby freely and voluntarily withdraws said Notice of
14 Defense. Respondent acknowledges that he understands that by
15 withdrawing said Notice of Defense he thereby waives his right to
16 require the Commissioner to prove the allegations in the
17 Accusation at a contested hearing held in accordance with the
18 provisions of the APA and that he will waive other rights
19 afforded to him in connection with the hearing such as the right
20 to present evidence in his defense the right to cross-examine
21 witnesses.
22

23 4. This Stipulation is based on the factual
24 allegations contained in the Accusation. In the interest of
25 expedience and economy, Respondent chooses not to contest these
26 allegations, but to remain silent and understands that, as a
27

1 result thereof, these factual allegations, without being admitted
2 or denied, will serve as a prima facie basis for the disciplinary
3 action stipulated to herein. The Real Estate Commissioner shall
4 not be required to provide further evidence to prove said factual
5 allegations.

6 5. This Stipulation and Respondent's decision not to
7 contest the Accusation is made for the purpose of reaching an
8 agreed disposition of this proceeding and is expressly limited to
9 this proceeding and any other proceeding or case in which the
10 Department of Real Estate ("Department"), the state or federal
11 government, or any agency of this state, another state or federal
12 government is involved, and otherwise shall not be admissible in
13 any other criminal or civil proceedings.

14 6. It is understood by the parties that the Real
15 Estate Commissioner may adopt this Stipulation as his Decision in
16 this matter thereby imposing the penalty and sanctions on
17 Respondent's real estate licenses and license rights as set forth
18 in the "Order" herein below. In the event that the Commissioner
19 in his discretion does not adopt the Stipulation, it shall be
20 void and of no effect and Respondent shall retain the right to a
21 hearing and proceeding on the Accusation under the provisions of
22 the APA and shall not be bound by any stipulation or waiver made
23 herein.
24

25 7. The Order or any subsequent Order of the Real
26 Estate Commissioner made pursuant to this Stipulation shall not
27

1 constitute an estoppel, merger or bar to any further
2 administrative or civil proceedings by the Department of Real
3 Estate with respect to any matters which were not specifically
4 alleged to be causes for Accusation in this proceeding but do
5 constitute a bar, estoppel and merger as to any allegations
6 actually contained in the Accusations against Respondent herein.

7 DETERMINATION OF ISSUES

8 By reason of the foregoing, it is stipulated and agreed
9 that the following determination of issues shall be made:

10 I.

11 The conduct of RICHARD CHRISTOPHER JEYNSON as described
12 in Paragraph 4, above, is in violation of Business and
13 Professions Code ("Code") Sections 10137, 10240 and 10161.8 and
14 Section 2725, 2752 and 2840 of Title 10, Chapter 6 of the
15 California Code of Regulations ("Regulations") and is a basis for
16 the suspension or revocation of Respondent's license and license
17 rights as violations of the Real Estate Law pursuant to Code
18 Sections 10177(d), 10177(g) and 10177(h).

19 ORDER

20 WHEREFORE, THE FOLLOWING ORDER is hereby made:

21 I. All licenses and licensing rights of Respondent
22 RICHARD CHRISTOPHER JEYNSON under the Real Estate Law suspended
23 for a period of ninety (90) days from the effective date of this
24 Decision.
25
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1 A. Provided, however, that if Respondent petitions,
2 said ninety day suspension (or a portion thereof) shall be stayed
3 for two (2) years upon condition that:

4 1. Respondent pays a monetary penalty pursuant to
5 Section 10175.2 of the Business and Professions Code at the rate
6 of \$83.33 per day for each day of the suspension for a total
7 monetary penalty of \$7,500.

8 2. Said payment shall be in the form of a cashier's
9 check or certified check made payable to the Recovery Account of
10 the Real Estate Fund. Said check must be received by the
11 Department prior to the effective date of the Decision in this
12 matter.

13 3. No further cause for disciplinary action against
14 the real estate license of Respondent occurs within two (2) years
15 from the effective date of the Decision in this matter.

16 4. If Respondent fails to pay the monetary penalty in
17 accordance with the terms of the Decision, the Commissioner may,
18 without a hearing, order the immediate execution of all or any
19 part of the stayed suspension, in which event the Respondent
20 shall not be entitled to any repayment nor credit, prorated or
21 otherwise, for money paid to the Department under the terms of
22 this Decision.

23 5. If Respondent pays the monetary penalty and if no
24 further cause for disciplinary action against the real estate
25 license of Respondent occurs within two (2) years from the
26

27

1 effective date of the Decision, the stay hereby granted shall
2 become permanent

3 II. Respondent shall within six months from the
4 effective date of the decision, take and pass the Professional
5 Responsibility Examination administered by the Department
6 including the payment of the appropriate examination fee. If
7 respondent fails to satisfy this condition, the Commissioner may
8 order suspension of the Respondent's license until respondent
9 passes the examination.

10
11
12 DATED: 8-16-06

ELI
13 ELLIOTT MAC LENNAN, Counsel for
14 the Department of Real Estate

15 * * *

16 EXECUTION OF THE STIPULATION

17 I have read the Stipulation. Its terms are understood
18 by me and are agreeable and acceptable to me. I understand that
19 I am waiving rights given to me by the California Administrative
20 Procedure Act (including but not limited to Sections 11506,
21 11508, 11509 and 11513 of the Government Code), and I willingly,
22 intelligently and voluntarily waive those rights, including the
23 right of requiring the Commissioner to prove the allegations in
24 the Accusation at a hearing at which I would have the right to
25 cross-examine witnesses against me and to present evidence in
26 defense and mitigation of the charges.

1 Respondent can signify acceptance and approval of the
2 terms and conditions of this Stipulation by faxing a copy of its
3 signature page, as actually signed by Respondent, to the
4 Department at the following telephone/fax number: Elliott Mac
5 Lennan at (213) 576-6917. Respondent agrees, acknowledges and
6 understands that by electronically sending to the Department a
7 fax copy of Respondent's actual signature as it appears on the
8 Stipulation, that receipt of the faxed copy by the Department
9 shall be as binding on Respondent as if the Department had
10 received the original signed Stipulation.

11
12
13 DATED: _____

14 RICHARD CHRISTOPHER JEYNSON,
15 Respondent

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17
18 DATED: _____

19 GARY BROWN,
20 Attorney for Respondent
21 Approved as to form

22 ///

23 ///

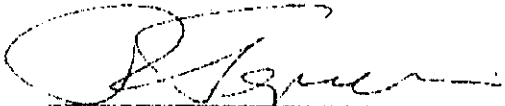
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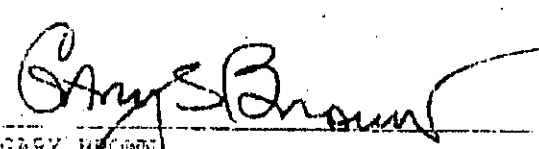
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 2 terms and conditions of this Stipulation by faxing a copy of its
 3 signature page, as actually signed by Respondent, to the
 4 Department at the following telephone/fax number: Elliott Mac
 5 Lerman at (213) 576-6917. Respondent agrees, acknowledges and
 6 understands that by electronically sending to the Department a
 7 fax copy of Respondent's actual signature as it appears on the
 8 Stipulation, that receipt of the faxed copy by the Department
 9 shall be as binding on Respondent as if the Department had
 10 received the original signed Stipulation.

11
 12
 13 DATED: May 25, 06 
 14 RICHARD CHRISTOPHER JEYNSON,
 15 Respondent

16
 17 DATED: May 25, 2006 
 18 GARY BROWN
 19 Attorney for Respondent
 20 Approved as to form

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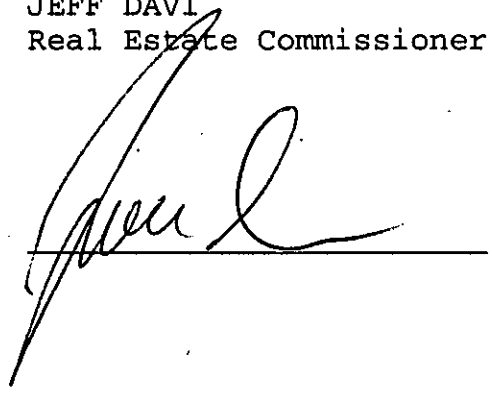
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* * *

The foregoing Stipulation and Agreement is hereby
adopted as my Decision as to Respondent RICHARD CHRISTOPHER
JEYNSON and shall become effective at 12 o'clock noon on
OCT 23, 2006.

IT IS SO ORDERED 9-27, 2006.

JEFF DAVI
Real Estate Commissioner



1 CHRIS LEONG, Counsel (SBN 141079)
Department of Real Estate
2 320 West Fourth Street, Suite 350
Los Angeles, CA 90013-1105

3 Telephone: (213) 576-6982
4 -or- (213) 576-6910 (Direct)
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FILED
FEB 28 2005
DEPARTMENT OF REAL ESTATE

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)
12 RICHARD CHRISTOPHER JEYNSON,) No. H- 31726 LA
dba Mortgage USA;) A C C U S A T I O N
13 and JOSEPH WOODROW JORDAN,)
14 Respondents.)

15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for cause of Accusation
17 against RICHARD CHRISTOPHER JEYNSON, dba Mortgage USA (hereafter
18 "JEYNSON"); and JOSEPH WOODROW JORDAN (hereafter "JORDAN")
19 (hereafter sometimes both referred to as "Respondents"), is
20 informed and alleges in her official capacity as follows:

21 1.

22 Respondents are presently licensed and/or have license
23 rights under the Real Estate Law, Part 1 of Division 4 of the
24 California Business and Professions Code (hereafter "Code").

25 2.

26 At all times material herein, Respondent JEYNSON was
27

1 and still is licensed by the Department of Real Estate of the
2 State of California (hereafter "Department") as a real estate
3 broker.

4 3.

5 From March 18, 2002, to present, JORDAN was and still
6 is licensed by the Department as a real estate salesperson.
7 JORDAN's current employing broker is Exclusive Real Estate
8 Corporation.

9 4.

10 At all times material herein, Respondents engaged in
11 the business of, acted in the capacity of, advertised or assumed
12 to act as real estate brokers for others in the State of
13 California, within the meaning of Code Section 10131(a) and (d),
14 including the operation and conduct of a real estate sales, loan
15 and loan servicing business with the public wherein Respondents
16 sold and purchased real property on behalf of owners of real
17 property and/or solicited borrowers for loans secured by
18 interest in real property and/or serviced loans secured by
19 interest in real property in expectation of compensation.

20 5.

21 All further references to "Respondents", unless
22 otherwise specified, include the parties identified in Paragraphs
23 2 and 3, above, and also include the employees, agents and real
24 estate licensees employed by or associated with said parties, who
25 at all times herein mentioned were engaged in the furtherance of
26 the business or operations of said parties and who were acting
27 within the course and scope of their authority and employment.

1
2 FIRST CAUSE OF ACCUSATION

3 (Audit Findings)

4 6.

5 On June 6, 2003, the Department concluded its
6 examination of Respondent JEYNSON's books and records pertaining
7 to Respondent's activities as a real estate broker in Audit
8 No. LA 020293, including escrow activities covering a period
9 from approximately April 1, 2000 to March 31, 2003. The
10 examination revealed violations of the Code and of Title 10,
11 Chapter 6, California Code of Regulations (hereafter
12 "Regulations"), as set forth below and as more specifically set
13 forth in Audit No. LA 020293 and the Exhibits attached to said
14 Audit.

15 7.

16 At all times herein, in connection with the broker
17 escrow, real estate sales, loan and loan servicing activity
18 described in Paragraph 6, above, Respondent JEYNSON did not
19 maintain a trust account or accept or receive funds, including
20 funds in trust (hereafter "trust funds") from or on behalf of
21 actual and prospective parties to transactions handled by
22 Respondent JEYNSON.

23 8.

24 Respondent JEYNSON acted in violation of the Code and
25 the Regulations in that Respondent JEYNSON:

26 (a) made a substantial misrepresentation on a loan
27 application submitted to Euro Funding Corporation for a loan

1 negotiated for Lynnette Moore. Respondent stated in the
2 application that he had a face-to-face interview with Moore,
3 which is not true, in violation of Code Section 10176(a).

4 (b) Respondent JEYNSON compensated JORDAN,
5 \$39,000.00, for performing acts requiring a license, from April
6 17, 2002 to May 2, 2002, while JORDAN was not employed under
7 JEYNSON's broker license, in violation of Code Section 10137.

8 (c) Respondent JEYNSON failed to exercise reasonable
9 supervision over the negotiations, interview, and packaging
10 process for the Moore loan, in violation of Code Section
11 10177(h) and Regulation 2725.

12 (d) failed to retain on file a true and correct copy
13 of a Department approved Mortgage Loan Disclosure Statement
14 (hereafter "MLDS"), signed by the borrower, in violation of
15 Code Section 10240 and Regulation 2840.

16 (e) the MLDS or Good Faith Estimate that JEYNSON
17 provided to the borrower did not always disclose the yield
18 spread premium/rebate (hereafter "YSP") to JEYNSON by the
19 lender. On five (5) loans McQueen, Retodo, Damato, Burg and
20 Lewis, there was nothing provided to the audit to indicate that
21 JEYNSON had disclosed the YSP to the borrowers. The only
22 documents in these five transactions that documented the YSP
23 were the borrower settlement statements or JEYNSON's broker
24 demand statement that he presented to the lender for payment;
25 this is undisclosed compensation, in violation of Code Section
26 10176(g).

27 (f) failed to notify the Department of the

1 termination of one (1) licensee, in violation of Code Section
2 10161.8 and Regulation 2752.

3 9.

4 The conduct, acts and omissions of Respondent JEYNSON,
5 as described in Paragraph 8 above, violated the Code and the
6 Regulations as set forth above and constitutes cause for the
7 suspension or revocation of all real estate licenses and license
8 rights of Respondent under the provisions of Code Sections
9 10177(d), 10177(g), 10177(h) and/or 10137.

10 SECOND CAUSE OF ACCUSATION

11 (Unlicensed activity)

12 10.

13 From on or about March 11, 2002 to March 17, 2002,
14 before he was licensed, Respondent JORDAN solicited or negotiated
15 the sale of real property and a loan secured by interest in real
16 property for Moore, in violation of Code Section 10130.

17 11.

18 From anout March 18, 2002 to May 2, 2002, while he was
19 licensed, Respondent JORDAN solicited or negotiated the sale of
20 real property and a loan secured by interest in real property and
21 was compensated sale and loan commissions by JEYNSON when he was
22 not licensed under JEYNSON, as follows:

23 Check Date	Check No.	Amount
24 4/17/02	145	\$4,990.00
4/18/02	146	\$4,990.00
25 4/19/02	147	\$4,990.00
4/20/02	148	\$4,990.00
26 4/22/02	149	\$4,990.00
4/23/02	150	\$1,075.00
27 5/2/02	196	\$ 975.00

1 5/2/02 194 \$6,000.00
2 5/2/02 195 \$6,077.00

3 These acts were in violation of Code Section 10137.

4 12.

5 The conduct, acts and omissions of Respondent JORDAN,
6 as described in Paragraphs 10 and 11, violated the Code as set
7 forth above and constitutes cause for the suspension or
8 revocation of all real estate licenses and license rights of
9 Respondent JORDAN under the provisions of Code Sections
10 10177(d), 10177(g) and/or 10137.

11 WHEREFORE, Complainant prays that a hearing be
12 conducted on the allegations of this Accusation and that upon
13 proof thereof, a decision be rendered imposing disciplinary
14 action against all licenses and/or license rights of Respondents
15 RICHARD CHRISTOPHER JEYNSON, dba Mortgage USA; and JOSEPH
16 WOODROW JORDAN, under the Real Estate Law (Part 1 of Division 4
17 of the Business and Professions Code), and for such other and
18 further relief as may be proper under other applicable
19 provisions of law.

20 Dated at Los Angeles, California

21 this 25th day of February, 2005.

22 
23 Deputy Real Estate Commissioner

24 cc: Richard Christopher Jeynson
25 Joseph Woodrow Jordan
26 Exclusive Real Estate Corporation
27 Maria Suarez
Sacto.
LA Audit/Goff
DW