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FILED

OCT 26 2011

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H- 37624 LA
))
TOM QUANG NGO,)	<u>A C C U S A T I O N</u>
))
Respondent.))
))

The Complainant, MARIA SUAREZ, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against TOM QUANG NGO ("Respondent"), alleges as follows:

1.

The Complainant, MARIA SUAREZ, a Deputy Real Estate Commissioner 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 California Business and Professions Code ("Code"), as a real estate broker.

(LICENSE DISCIPLINE)

3.

On or about December 17, 2009, the California Office of Real Estate Appraisers ("OREA") revoked Respondent's Real Estate Appraiser License No. AL029932 in Case Nos. C 061221-01 & C 080422-01 for several violations of the Business and Professions Code and the OREA Regulations, including but not limited to: (1) violation of the Uniform Standards of Professional Appraisal Practice; (Code Sections 11313 and 11314 and OREA Regulation 3721(a)(6)); (2) failure to retain and provide an appraisal report and workfile (Code Sections 11313 and 11314 and OREA Regulation 3721(a)(7)); and (3) failure to demonstrate honesty, candor, integrity, and trustworthiness in preparing an appraisal report.

4.

The acts resulting in the foregoing action taken with respect to Respondent's real estate appraiser license, as alleged herein above in Paragraph 3, constitute cause under Business and Professions Code Section 10177(f) for the suspension or revocation of the license and license rights of Respondent under the Real Estate Law.

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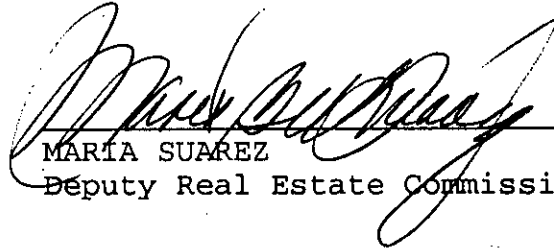
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all the licenses and license rights of
5 Respondent, TOM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

9 Dated at Los Angeles, California

10 this 18th day of October, 2011

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13 MARIA SUAREZ
14 Deputy Real Estate Commissioner

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cc: TOM QUANG NGO
MARIA SUAREZ
Sacto.