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**FILED**

**DEC 15 2011**

**DEPARTMENT OF REAL ESTATE**

BY: *[Signature]*

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

No. H-37742 LA

11 In the Matter of the Accusation of )  
 )  
 12 TERESA C. RASCON )  
 and SOFIA AGUAYO, )  
 13 Respondents. )

A C C U S A T I O N

15 The Complainant, Maria Suarez, a Deputy Real Estate  
 16 Commissioner of the State of California, for cause of accusation  
 17 against TERESA C. RASCON and SOFIA AGUAYO, alleges as follows:

18 1. The Complainant, Maria Suarez, acting in her  
 19 official capacity as a Deputy Real Estate Commissioner of the  
 20 State of California, makes this Accusation against TERESA C.  
 21 RASCON and SOFIA AGUAYO (hereinafter referred to as  
 22 "Respondents").

23 2. Respondents are presently licensed and/or have  
 24 license rights under the Real Estate Law (Part 1 of Division 4 of  
 25 the Business and Professions Code) (hereinafter Code).  
 26  
 27

1           3. At all times herein mentioned, Respondents were  
2 licensed by the Department of Real Estate of the State of  
3 California and were performing acts requiring a real estate  
4 license in expectation of compensation.

5  
6           4. On or about December 23, 2008 Juan Pablo Diaz and  
7 Rosa M. Diaz (hereinafter referred to as buyers) entered into a  
8 purchase agreement to purchase residential property located at  
9 13749 Sauder St., La Puente, California (the "property").

10           5. The seller Chase Mortgage did not agree to pay for  
11 any additional repairs to the property which information was  
12 known by Respondents.

13           6. At no time herein mentioned did Respondents  
14 disclose to the buyers that the seller did not agree to pay for  
15 any additional repairs to the property.

16           7. Respondents gave the buyers a list of repairs that  
17 needed to be done to the property and gave the buyers the pass  
18 code to enter the property to do the repairs.

19           8. Respondents advised the buyers they were required  
20 to complete the repairs in order for their loan to be approved  
21 and the transaction to be closed.

22           9. The buyers were unable to obtain the loan they  
23 needed to purchase the property. The seller was unwilling to  
24 extend the escrow.

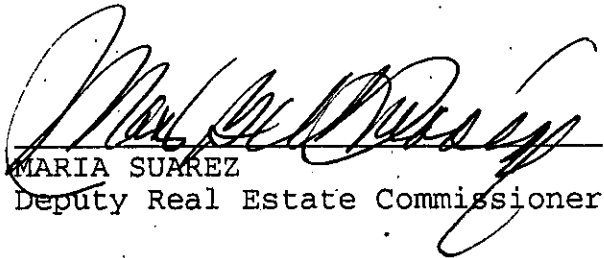
25           10. As a result of the conduct of Respondents the  
26 buyers lost the \$10,000 they paid for the repairs plus \$12,000  
27 for 30 days of manual labor it took to effectuate the

1 improvements and repairs plus an additional amount of \$11,137  
2 resulting from substantial emotional distress.

3 11. The conduct of Respondents, TERESA C. RASCON and  
4 SOFIA AGUAYO, as alleged above, subjects their real estate  
5 license and license rights to suspension or revocation under  
6 Business and Professions Code Sections 10176(a), 10176(i). and/or  
7 10177(g).

8 WHEREFORE, Complainant prays that a hearing be  
9 conducted on the allegations of this Accusation and that upon  
10 proof thereof, a decision be rendered imposing disciplinary  
11 action against all licenses and license rights of Respondents  
12 TERESA C. RASCON and SOFIA AGUAYO under the Real Estate Law (Part  
13 1 of Division 4 of the Business and Professions Code) and for  
14 such other and further relief as may be proper under other  
15 applicable provisions of law.

16 Dated at Los Angeles, California  
17 this 14<sup>th</sup> day of December, 2011.

18  
19  
20   
21 MARIA SUAREZ  
22 Deputy Real Estate Commissioner  
23

24 cc: Teresa C. Rascon  
25 Sofia Aguayo  
26 Cynthia Jannette Gomez  
27 Maria Suarez  
Sacto.