

*Sacto  
Jury*

**FILED**

JAMES DEMUS, Counsel (SBN 225005)  
Department of Real Estate  
320 West Fourth St., #350  
Los Angeles, CA 90013

OCT - 9 2012

(213) 576-6982  
(213) 576-6910 (direct)

DEPARTMENT OF REAL ESTATE

BY: Jama B. Clem

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of	)	No. H-38461 LA
WILSON OBED QUISPE,	)	<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 WILSON OBED QUISPE, alleges as follows:

I

The Complainant, Maria Suarez, acting in her official capacity as a Deputy Real Estate Commissioner of the State of California, makes this Accusation against WILSON OBED QUISPE.

II

WILSON OBED QUISPE (hereinafter referred to as "Respondent") is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code") as a restricted real

1 estate salesperson. Respondent has been licensed as a restricted  
2 real estate salesperson since August 5, 2008. Between September  
3 29, 2009 and February 21, 2010, Respondent was not licensed with  
4 the Department of Real Estate as employed under any real estate  
5 broker.

6 III

7 On October 13, 2009, Respondent signed a California  
8 Residential Purchase Agreement and Joint Escrow Instructions  
9 (hereinafter "agreement") for real property located at 15396  
10 Calle Rosa, Moreno Valley, CA. Within this agreement, Respondent  
11 listed himself as employed by Prudential California Realty.  
12 Respondent also stated that the buyer had issued a \$5,000 deposit  
13 check, made payable to Prudential California Realty.

14 IV

15 At the time of the transaction described in paragraph  
16 III above, Respondent was not licensed under the employ of any  
17 broker. Respondent has never been licensed under the employ of  
18 Prudential California Realty. Prudential California Realty had  
19 no knowledge of the transaction described in Paragraph III above.

20 V

21 By falsely representing that Prudential California  
22 Realty represented the buyers in the transaction, Respondent made  
23 a substantial misrepresentation and engaged in dishonest dealing,  
24 which subjects his real estate license and license rights to  
25 suspension or revocation, pursuant to Code Sections 10176(a) and  
26 10176(i).

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VI

Pursuant to Code Section 10132, a real estate salesperson must be employed by a broker to do acts requiring a real estate license. Code Section 10131(a) states that offering to sell real property for another is an act of a broker. By offering to purchase real property for another, while not licensed under a broker, Respondent was in violation of Code Section 10130. This subjects Respondent's real estate license and license rights to suspension or revocation pursuant to Code Sections 10177(d) and/or 10177(g).

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all licenses and license rights of respondent WILSON OBED QUISPE under the Real Estate Law, that Complainant be awarded its costs of investigation and prosecution of this case pursuant to Code Section 10106 and for such other and further relief as may be proper under other applicable provisions of law.

Dated at Los Angeles, California

this 2nd day of October, 2012.

  
\_\_\_\_\_  
MARIA SUAREZ  
Deputy Real Estate Commissioner

cc: Wilson Obed Quispe  
Pioneer Real Estate Inc.  
Maria Suarez  
Sacto.