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DEPARTMENT OF REAL ESTATE
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8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of)

No. H- 39159 LA

12 DANIELLE CANDACE CARLSON,)

A C C U S A T I O N

13 Respondent.)
14

15
16 The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State
17 of California, for cause of Accusation against DANIELLE CANDACE CARLSON, individually
18 and as designated officer of World Star Realty, is informed and alleges as follows:

19 1.

20 The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State
21 of California, makes this Accusation in her official capacity.

22 2.

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

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1 3.

2 Respondent DANIELLE CANDACE CARLSON (“CARLSON”) is licensed by
3 the Bureau as a real estate broker. Respondent CARLSON was originally licensed as a real
4 estate broker on November 14, 1997. Effective November 13, 2013, Respondent’s real estate
5 broker license expired. Pursuant to Code Section 10103, the Bureau of Real Estate retains
6 jurisdiction.

7 4.

8 At all times mentioned, in the City of Orange, County of Orange, Respondent
9 engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate
10 broker within the meaning of Code Section 10131(a), including the solicitation for listings of and
11 the negotiation of the purchase and sale of real property as the agent of others by and through her
12 licensed real estate corporation World Star Realty, and the conducting of broker-controlled
13 escrow activities under her real estate broker license pursuant to Financial Code Section
14 17006(a)(4).

15 5.

16 On August 29, 2012, the Bureau completed an audit examination of the books and
17 records of World Star Realty and of CARLSON pertaining to the real estate sales and broker-
18 controlled escrow activities described in paragraph 4, above. The audit examination covered the
19 period of time from January 1, 2010, to February 29, 2012, with regard to World Star Realty, and
20 from January 1, 2010, to July 31, 2012, with regard to CARLSON. The primary purpose of the
21 examination was to determine Respondent’s compliance with the Real Estate Law. The audit
22 examination revealed numerous violations of the Code and the Regulations as set forth in the
23 following paragraphs, and more fully discussed in Audit Reports LA 110140 (World Star Realty)
24 and LA 110238 (CARLSON) and the exhibits and work papers attached to said audit reports.

25 6.

26 At all times herein relevant, in connection with the activities described in
27 Paragraph 4, above, CARLSON accepted or received funds, and funds in trust (hereinafter “trust

1 funds”) but Respondent CARLSON failed to demonstrate to the Bureau that she maintained a
2 trust account during the audit period.

3 7.

4 With respect to the licensed activities referred to in Paragraph 4, and the audit
5 examination including the exhibits and work papers referenced in Paragraph 5, it is alleged that
6 Respondent CARLSON:

7 (a) Failed to disclose to all parties involved in real estate activities that
8 Respondent had an interest as an owner in the escrow operation, in violation of Regulation
9 2950(h);

10 (b) Used the fictitious business names “Transtar,” and “Transtar Financial
11 Srvcs Esc Division” to conduct broker escrow activities without first obtaining a license from the
12 Bureau to conduct real estate activities under those fictitious business names, in violation of
13 Code Section 10159.5 and Regulation 2731; and

14 (c) Failed to retain the books, accounts, and records regarding Respondent’s
15 escrow activities, in violation of Code Section 10148.


16 8.

17 The conduct of Respondents described in Paragraph 9, above, violated the Code
18 and the Regulations as set forth below:

19 <u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
20	
21 7(a)	Regulation 2950(h)
22	
23 7(b)	Code Section 10159.5 and
24	Regulation 2731
25	
26 7(c)	Code Section 10148
27	

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

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8 Dated at Los Angeles, California: 19 November, 2013.

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12 Maria Suarez
13 Deputy Real Estate Commissioner

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24
25 cc: Danielle Candace Carlson
26 Maria Suarez
27 Sacto
 Audits – Bita Yazdani