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FILED

DEC 20 2013

BUREAU OF REAL ESTATE

By 

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	No. H-39215 LA
ROMEL AMBARCHYAN,)	<u>STATEMENT OF ISSUES</u>
Respondent.)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, acting in her official capacity, for Statement of Issues against ROMEL AMBARCHYAN ("Respondent") alleges as follows:

1.

On or about November 19, 2012, Respondent made application to the Bureau of Real Estate of the State of California for a real estate broker license.

(LICENSE DISCIPLINE: STATE BAR)

2.

On or about May 22, 2012, the Supreme Court of California, case no. S199672, suspended Respondent from the

1 practice of law for one year, execution of that suspension
2 stayed, and placed Respondent on probation for two years subject
3 to certain terms and conditions for accepting advanced fees for
4 loan modification matters.

5 3.

6 The grounds for discipline are set forth in the
7 Stipulation re Facts, Conclusions of Law, and Disposition and
8 Order Approving, case nos. 10-O-10090, 10-O-10216, 10-O-1103,
9 10-O-10538, 10-O-11824, 10-O-12055, 10-O-12936, 10-O-13588, 10-
10 O-14017, and 10-O-14382, filed on or about December 9, 2011.
11 The State Bar Court concluded Respondent violated (1) California
12 Civil Code section 2944.7 by claiming, demanding, charging,
13 collecting, or receiving any compensation until after Respondent
14 had fully performed each and every service he contracted to
15 perform or represented that he would perform in residential
16 mortgage loan modification matters he had been hired to perform
17 and (2) California Business and Professions Code section
18 6106.3(a) by charging and collecting compensation for services
19 he had not yet fully performed in his clients' residential
20 mortgage loan modification matters.

21 4.

22 The prior license actions against Respondent as
23 alleged in Paragraphs 2 and 3, above, constitute cause for
24 denial of Respondent's application for a real estate license
25 under California Business and Professions Code section 10177(f).

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1 These proceedings are brought under the provisions of
2 Section 10100, Division 4 of the Business and Professions Code
3 of the State of California and California Government Code
4 sections 11500 through 11528.

5 WHEREFORE, the Complainant prays that the above-
6 entitled matter be set for hearing and, upon proof of the
7 charges contained herein, that the Commissioner refuse to
8 authorize the issuance of, and deny the issuance of, a real
9 estate broker license to Respondent, ROMEL AMBARCHYAN, and for
10 such other and further relief as may be proper under other
11 applicable provisions of law.

12 Dated at Los Angeles, California: Dec 6, 2013.

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15 Robin Trujillo
16 Deputy Real Estate Commissioner
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25 CC: ROMEL AMBARCHYAN
26 Robin Trujillo
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