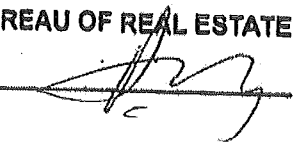


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BUREAU OF REAL ESTATE

By 

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2 Bureau of Real Estate
3 320 West 4th Street, Ste. 350
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8
9 BEFORE THE BUREAU¹ OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

11 In the Matter of the Accusation of) No. H- 39665 LA
12 CHARLES EDWARD WHITEHEAD,) ACCUSATION
13)
14)
15 Respondent,)
16)

17 The Complainant, Veronica Kilpatrick, a Deputy Real Estate Commissioner, for
18 cause of Accusation against CHARLES EDWARD WHITEHEAD, is informed and alleges as
19 follows:

20
21 1.

22 The Complainant, Veronica Kilpatrick, a Deputy Real Estate Commissioner of the
23 State of California, makes this Accusation in her official capacity.

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26 ¹ Effective July 1, 2013, the California Bureau of Real Estate became the Department of Consumer Affairs, Bureau of Real Estate ("Bureau"). References in this Accusation are to the successor entity.

2.

Respondent CHARLES EDWARD WHITEHEAD ("WHITEHEAD") is licensed and/or has license rights as a real estate broker. Respondent was originally licensed as a broker on July 10, 1997, and was licensed as a salesperson prior to that time.

Respondent is employed as a broker-associate for CBABR Inc. Margaret F. McCoy is the designated officer of CBABR Inc.

3.

All further references to "Respondent" refer to WHITEHEAD.

FIRST CAUSE OF ACCUSATION
(Submission of Altered Bank Statement)

4.

On or about December 22, 2011, Respondent WHITEHEAD, acting as a principal, submitted a copy of his checking account statement dated December 12, 2011 to Bank of America as Proof of Funds to substantiate his ability to purchase the short sale property located at 31652 Crimson Drive, Winchester, California, for the required all cash payment of \$150,000.

5.

Respondent WHITEHEAD altered his checking account statement to reflect an ending balance of \$305,685.99 as of December 12, 2011. Bank of America internally compared their record of his checking account statement to the one he submitted, and discovered an actual balance of \$9,992.11 as of December 12, 2011.

6.

Respondent WHITEHEAD's conduct of submitting altered asset documentation to show his ability to purchase the Crimson Drive property to Bank of America, constitutes deceit, fraud and dishonest dealing and is grounds to revoke Respondent's license and license rights pursuant to Business and Professions Code Sections 10177(d) and 10177(j).

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 CHARLES EDWARD WHITEHEAD
4 under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code) and for
5 such other and further relief as may be proper under other applicable provisions of law including
6 costs of investigation and enforcement pursuant to Business and Professions Code Section
7 10106, and as pursuant to applicable provisions of the California Administrative Procedure Act
8 including restitution.
9

10 Dated at Los Angeles, California
11

12 this 25th of November, 2014
13


14 VERONICA KILPATRICK
15 Deputy Real Estate Commissioner
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21

22 cc: Charles Edward Whitehead
23 Veronica Kilpatrick
24 Sacto
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