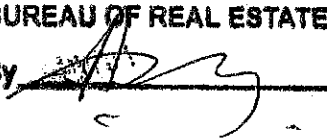


FILED

STEVE CHU, Counsel (SBN 238155)  
Bureau of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105

SEP 11 2015  
BUREAU OF REAL ESTATE  
By 

Telephone: (213) 620-6430  
Fax: (213) 576-6917

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

|                                     |   |                            |
|-------------------------------------|---|----------------------------|
| In the Matter of the Application of | ) | No. H- 39966 LA            |
|                                     | ) |                            |
| JOHN REFAAT HABASHY,                | ) | <u>STATEMENT OF ISSUES</u> |
|                                     | ) |                            |
| Respondent.                         | ) |                            |
|                                     | ) |                            |

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for Statement of Issues against JOHN REFAAT HABASHY ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, alleges this Statement of Issues in her official capacity.

2.

On or about November 19, 2014, Respondent made application to the Bureau of Real Estate of the State of California for a real estate broker license.

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Statement of Issues of John Refaat Habashy

1 3.

2 On or about August 7, 2013, the Supreme Court of California, in Case  
3 Nos. 11-O-18357, 12-O-10962, and 12-O-14399, suspended Respondent from the practice of  
4 law in California for one year, with execution of the suspension stayed and Respondent placed  
5 on probation for two years, subject to conditions, including an actual suspension for the first  
6 30 days of probation. As more fully stated in the Decision, the Hearing Department of the  
7 California State Bar Court found that Respondent unlawfully collected advance fees for  
8 mortgage loan modifications in violation of California Business and Professions Code  
9 Section 6106.3 and California Civil Code Section 2944.7.

10 4.

11 The prior license discipline against Respondent, as described in Paragraph 3  
12 above, constitutes cause for denial of Respondent's application for a real estate license under  
13 Business and Professions Code Section 10177(f).

14 5.

15 These proceedings are brought under the provisions of Section 10100,  
16 Division 4 of the Business and Professions Code of the State of California and Sections 11500  
17 through 11528 of the California Government Code.

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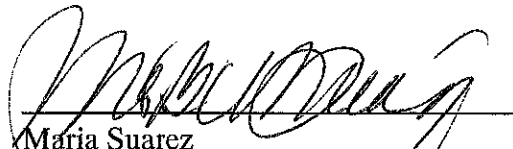
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Statement of Issues of John Refaat Habashy

1 WHEREFORE, the Complainant prays that the above-entitled matter be set for  
2 hearing and, upon proof of the charges contained herein, that the Commissioner refuse to  
3 authorize the issuance of, and deny the issuance of, a real estate broker license to Respondent  
4 JOHN REFAAT HABASHY and for such other and further relief as may be proper under other  
5 applicable provisions of law.

6  
7 Dated at Los Angeles, California

8 this 3rd day of September, 2015.

9  
10   
11 Maria Suarez  
12 Supervising Special Investigator

13 cc: JOHN REFAAT HABASHY  
14 Maria Suarez  
15 Sacto.  
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Statement of Issues of John Refaat Habashy