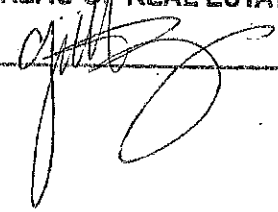


FILED

DEC 28 2016

BUREAU OF REAL ESTATE

By



MICHELLE NIJM, Counsel (SBN 297168)
Bureau of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
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BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Application of)	NO. H-40500 LA
)	
SAMI SWEISS,)	<u>STATEMENT OF ISSUES</u>
)	
Respondent.)	
)	

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for Statement of Issues against SAMI SWEISS, a.k.a. Sami Sager Sweiss, ("Respondent"), is informed and alleges in her official capacity as follows:

1.

On or about May 10, 2016, Respondent made application to the Bureau of Real Estate of the State of California for a real estate salesperson license.

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2.

On or about April 22, 2013, in U.S District Court for the Central District of California, Case No. CR 12-500 DSF, Respondent pled guilty to and was convicted of violating 18 U.S.C. § 371 (conspiracy to commit false statements to a financial institution, bribery of a bank employee, and wire fraud), a felony. Respondent was sentenced to a federal prison term of thirty three (33) months and to three (3) years of supervised release. Respondent was also ordered to pay restitution in the amount of \$3,901,254. The terms of Respondent's supervised release forbid him from engaging in any business involving loan programs, investment programs, or any other business involving the purchase or sale of real estate without the express approval of his probation officer. The terms of Respondent's supervised release also prohibit him from being employed in any position that requires licensing or certification by any local, state, or federal agency without prior approval of his probation officer.

3.

In aggravation, on or about May 29, 2008, in the Superior Court of California, County of Los Angeles, Case No. 8MB00590, Respondent was convicted of violating Penal Code Section 415 (disorderly conduct), a misdemeanor. Respondent was ordered to complete six (6) Narcotics Anonymous meetings and to pay various fees and fines.

4.

In aggravation, on or about December 1, 1993, in the Municipal Court of Van Nuys, County of Los Angeles, State of California, Case No. 93P10091, Respondent was convicted of violating Penal Code Section 647(a)(disorderly conduct: solicit lewd act), a misdemeanor. Respondent was placed on probation for one (1) year and was ordered to serve two (2) days in county jail. The terms of Respondent's probation included twenty (20) days of graffiti removal, completion of an AIDS class, and HIV testing.

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SAMI SWEISS Statement of Issues

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5.

On or about February 25, 1993, in the Municipal Court of Van Nuys, County of Los Angeles, State of California, Case No. 93D00201, Respondent was convicted of violating Vehicle Code Section 12500 (driving without a license), a misdemeanor. Respondent was placed on probation for one (1) year and was ordered to pay various fees and fines.

6.

On or about March 23, 1990, in the Municipal Court of San Fernando, County of Los Angeles, State of California, Case No. 90F00143, Respondent was convicted of violating Vehicle Code Section 23109(c) (aid/abet in exhibition of speed), a misdemeanor. Respondent was placed on probation for three (3) years and was ordered to pay various fees and fines.

7.

In aggravation, on or about September 21, 1989, in the Municipal Court of Van Nuys, County of Los Angeles, State of California, Case No. 88P11366, Respondent was convicted of violating Penal Code Section 602(j) (trespass), a misdemeanor. Respondent was placed on probation for one (1) year and was ordered to pay various fees and fines.

8.

The convictions described in Paragraphs 2, 5, and 6 bear a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions, or duties of a real estate licensee.

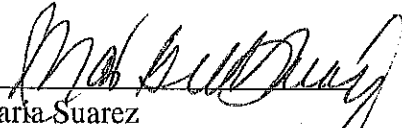
9.

The crimes of which Respondent was convicted, as alleged in Paragraphs 2, 5, and 6, constitute cause for denial of Respondent's application for a real estate license under Business and Professions Code Sections 475(a)(2)-(3), 480(a)(1)-(2), 10177(b), and 10177(j).

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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 salesperson license to
4 Respondent, SAMI SWEISS, 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 this 20th day of December, 2016

8
9 
10 Maria Suarez
Supervising Special Investigator

11 cc: **SAMI SWEISS**
12 **Maria Suarez**
13 **Sacto.**