

**FILED**

**FEB 13 2019**

**DEPT. OF REAL ESTATE**

By *[Signature]*

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9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 \* \* \*

12 In the Matter of the Accusation of ) No. H-41299 LA  
13 STEPHEN C BUSH, ) A C C U S A T I O N  
14 Respondent. )  
15 \_\_\_\_\_ )

16 The Complainant, Maria Suarez, a Supervising Special Investigator of the State  
17 of California, for cause of Accusation against STEPHEN C BUSH, a.k.a. STEPHEN  
18 CHRISTOPHER BUSH, doing business as OC Loan Broker (“Respondent”), is informed and  
19 alleges as follows:

20 1.

21 The Complainant, Maria Suarez, acting in her official capacity as a Supervising  
22 Special Investigator of the State of California, makes this Accusation against STEPHEN C  
23 BUSH.

24 2.

25 All references to the “Code” are to the California Business and Professions Code  
26 and all references to “Regulations” are to Title 10, Chapter 6, California Code of Regulations.

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1 LICENSE HISTORY

2 3.

3 Respondent STEPHEN C BUSH presently has license rights issued by the  
4 Department of Real Estate ("Department") as a restricted real estate broker. Respondent also  
5 has an individual mortgage loan originator license endorsement and a company mortgage loan  
6 originator license endorsement.

7 PRIOR LICENSE DISCIPLINE

8 4.

9 On or about October 5, 2009, the Real Estate Commissioner, in Case  
10 No. H-35671 LA and OAH No. L-2009050107, adopted the Proposed Decision of the  
11 Administrative Law Judge and revoked Respondent's real estate broker license but provided  
12 Respondent the right to a restricted real estate broker license. Within the Proposed Decision,  
13 the Administrative Law Judge found that Respondent was convicted in the Superior Court of  
14 California, County of Orange, Case No. 07HF1667, for violation of California Vehicle Code  
15 section 23153(a) (Driving Under the Influence Causing Bodily Injury), a felony, and  
16 section 23153(b) (Driving with a Blood Alcohol Level in Excess of 0.08 Causing Bodily  
17 Injury), a felony.

18 BROKERAGE

19 STEPHEN C BUSH

20 5.

21 At all times mentioned, in the City of Fullerton, County of Orange, Respondent  
22 acted as a real estate broker, conducting licensed activities within the meaning of Code  
23 section 10131, subdivision (d) (solicits borrowers or lenders for or negotiates loans in  
24 connection with loans secured by real property).

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Accusation of Stephen C Bush

1 FIRST CAUSE OF ACTION

2 AUDIT

3 STEPHEN C BUSH

4 6.

5 On April 30, 2018, the Department completed audit examinations of the books  
6 and records of Respondent pertaining to the activities described in Paragraph 5 which require a  
7 real estate license. The audit examinations covered a period of time from February 1, 2016, to  
8 January 31, 2018. The audit examinations revealed violations of the Code and the Regulations  
9 as set forth in the following paragraphs, and as more fully discussed in Audit Report LA170111  
10 and the exhibits and workpapers attached to said audit report.

11 AUDIT VIOLATIONS OF THE REAL ESTATE LAW

12 7.

13 In the course of activities described in Paragraph 5 above and during the  
14 examination periods described in Paragraph 6 above, Respondent acted in violation of the Code  
15 and the Regulations in that:

16 7(a) Respondent did not provide approved mortgage loan disclosure  
17 statements to all borrowers within three business days after receipt of a completed written loan  
18 application or retain on file a true and correct copy of the statement as signed by the borrower,  
19 or provided incomplete mortgage loan disclosure statements which were missing the anticipated  
20 liens against the real property, the Department's telephone number or website address, or the  
21 statement that the loan estimate does not constitute a loan commitment, in violation of Code  
22 sections 10236.4(b) and 10240 and Regulations section 2840.

23 7(b) Respondent met the threshold criteria and failed to timely submit the  
24 required annual Mortgage Loan Business Activity Report to the Department within 90 days  
25 from the end of the fiscal year ending on December 31, 2016, and Respondent submitted the  
26 report late on or about February 18, 2018, in violation of Code section 10166.07.

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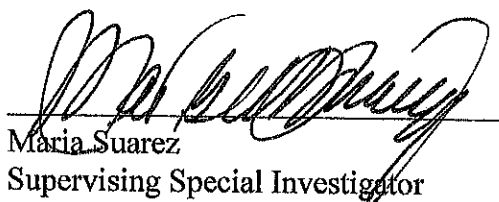
Accusation of Stephen C Bush



1                   WHEREFORE, Complainant prays that a hearing be conducted on the  
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing  
3 disciplinary action against all the licenses, license rights, and license endorsements of  
4 Respondent STEPHEN C BUSH under the Real Estate Law, for the cost of investigation and  
5 enforcement as permitted by law, and for such other and further relief as may be proper under  
6 other applicable provisions of law.

7  
8 Dated at Los Angeles, California

9 this 28<sup>th</sup> day of January, 2019.

10  
11   
12 Maria Suarez  
13 Supervising Special Investigator

14 cc:     STEPHEN C BUSH  
15         Maria Suarez  
16         Sacto.  
17         Audits  
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Accusation of Stephen C Bush