

JUDITH B. VASAN, Counsel (SBN 278115)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
Telephone: (213) 576-6982
Direct: (213) 576-6904
Attorney for Complainant

FILED

JUN 11 2020

DEPT. OF REAL ESTATE

@Selou

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation against	)	No. H- 41693 LA
	)	
VALENTINE CHISOM IKE; and	)	
STEVEN MAJOR, doing business	)	
as Steve Major & Associates,	)	<u>ACCUSATION</u>
	)	
Respondents.	)	
	)	

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, for cause of Accusation against VALENTINE CHISOM IKE and STEVEN MAJOR, doing business as Steve Major & Associates, (sometimes referred to as "Respondents") alleges as follows:

1.

The Complainant, Maria Suarez, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

All references to the "Code" are to the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, of the California Code of Regulations.

1 LICENSE HISTORY

2 (VALENTINE CHISOM IKE)

3 3.

4 a. The Department of Real Estate ("Department") originally issued Respondent
5 VALENTINE CHISOM IKE ("IKE") a real estate salesperson license, ID 01964688, on
6 November 14, 2014.

7 b. From on or about January 18, 2018, through March 14, 2018, IKE's license
8 was suspended pursuant to Family Code section 17520 for failing to make child support
9 payments. On or about March 15, 2018, IKE's license suspension was released.

10 c. From on or about June 21, 2018, to the present, IKE's license has been
11 suspended pursuant to Family code section 17520 for failing to make child support payments.
12 IKE's real estate license remains suspended.

13 d. While IKE's license was active, IKE's responsible broker was Respondent
14 STEVEN MAJOR.

15 (STEVEN MAJOR)

16 4.

17 a. Respondent STEVEN MAJOR ("MAJOR") is presently licensed and/or has
18 license rights under the Code, as a real estate broker, license ID 01346774.

19 b. The Department originally issued MAJOR a salesperson license on or about
20 August 6, 2002. The Department issued MAJOR a broker license March 16, 2005, which is
21 scheduled to expire on March 15, 2021, unless renewed.

22 c. According to the Department's records to date, MAJOR currently maintains
23 the licensed fictitious business name "Steve Major and Associates." From on or about January
24 4, 2010, through November 20, 2018, MAJOR also maintained the fictitious business name
25 "Lenders Choice Realty."

26 ///

27 ///

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27

5.

At all times relevant herein Respondent IKE, while his real estate salesperson license was suspended, engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker, within the meaning of Code section 10131(a) by selling or offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of, soliciting or obtaining listings of, or negotiating the purchase, sale or exchange of real property or a business opportunity ("real estate sales").

9
10

In a Residential Purchase Agreement dated June 28, 2018, IKE signed for MAJOR, doing business as Steve Major & Associates, as the selling firm agent for the property located on La Grande Street in Rancho Cucamonga, California ("La Grande transaction").

15

16

17

18

19

20

21

22

23

24

24

25

25
26
27

1 ("Sepulveda transaction"). MAJOR purchased a cashier's check payable to IKE for \$5,700 for
2 the Sepulveda transaction.

3 10.

4 At all times mentioned above in Paragraphs 5 through 9, Respondent IKE's
5 license was suspended by the Department. Respondent conducted the real estate activities
6 alleged above in Paragraphs 5 through 9, and expected compensation for such activities in
7 violation of Code sections 10130 and 10131.

8 (UNLAWFUL EMPLOYMENT OR PAYMENT OF COMPENSATION)

9 11.

10 Based on the conduct, acts and/or omissions of Respondent IKE as described in
11 Paragraphs 5 through 9 above, Respondent MAJOR employed or compensated, directly or
12 indirectly, Respondent IKE, who at the time held a suspended license with the Department, for
13 performing acts that require a real estate license in violation of Code section 10137.

14 12.

15 Each of the foregoing violations in Paragraph 5 through 9 above constitute cause
16 for the suspension or revocation of the real estate license and/or license rights of Respondents
17 IKE and MAJOR under the provisions of Sections 10177(d) and/or 10177(g).

18 COSTS

19 (INVESTIGATION AND ENFORCEMENT COSTS)

20 13.

21 Section 10106 of the Code, provides, in pertinent part, that in any order issued in
22 resolution of a disciplinary proceeding before the Department, the Commissioner may request
23 the administrative law judge to direct a licensee found to have committed a violation of this
24 part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the
25 case.

26 ///

27 ///

1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of
2 this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
3 action against all the licenses and/or license rights of Respondents VALENTINE CHISOM
4 IKE and STEVEN MAJOR, doing business as Steve Major & Associates, under the Real Estate
5 Law, for the costs of investigation and enforcement as permitted by law and for such other and
6 further relief as may be proper under other applicable provisions of law.

7
8 Dated at Los Angeles, California this 28th day of May, 2020.

9
10
11 
12 Maria Suarez
13 Supervising Special Investigator
14
15
16
17
18
19
20
21
22
23

24 cc: VALENTINE CHISOM IKE
25 STEVEN MAJOR
26 Maria Suarez
27 Sacto.