

1 2. Respondent received, read and understands the Statement to Respondent, the
2 Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
3 ("Department") in this proceeding.

4 3. Respondent filed a Notice of Defense pursuant to Section 11506 of the
5 Government Code for the purpose of requesting a hearing on the allegations in the Accusation.
6 Respondent hereby freely and voluntarily withdraws said Notice of Defense. Respondent
7 acknowledges that he understands that by withdrawing said Notice of Defense Respondent
8 thereby waives his right to require the Commissioner to prove the allegations in the Accusation
9 at a contested hearing held in accordance with the provisions of the APA and that Respondent
10 will waive other rights afforded to him in connection with the hearing such as the right to present
11 evidence in his defense, and the right to cross-examine witnesses.

12 4. Respondent hereby admits that the factual allegations of the Accusation filed
13 in this proceeding are true and correct and the Real Estate Commissioner shall not be required to
14 provide further evidence of such allegations.

15 5. This Stipulation is made for the purpose of reaching an agreed disposition of
16 this proceeding and is expressly limited to this proceeding and not any other proceeding or case
17 in which the Department, or another licensing agency of this state, another state, or the federal
18 government is involved, and otherwise shall not be admissible in any criminal or civil
19 proceeding.

20 6. It is understood by the parties that the Real Estate Commissioner may adopt
21 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on
22 Respondent's real estate license and license rights as set forth in the below "Order". In the event
23 that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall be
24 void and of no effect and Respondent shall retain the right to a hearing and proceed on the
25 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
26 made herein.

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1 7. The Order or any subsequent Order of the Real Estate Commissioner made
2 pursuant to this Stipulation shall not constitute an estoppel, merger or bar to any further
3 administrative or civil proceedings by the Department with respect to any matters which were
4 not specifically alleged to be causes for accusation in this proceeding.

5 DETERMINATION OF ISSUES

6 By reason of the foregoing, it is stipulated and agreed that the following
7 determination of issues shall be made:

8 The conduct, acts or omissions of Respondent STEVEN MAJOR, as set forth in
9 the Accusation, are in violation of Real Estate Law, Part 1 of Division 4 of the California
10 Business and Professions Code ("Code") section 10137 and are a basis for discipline of
11 Respondent's licenses and license rights pursuant to Code sections 10177(d) and/or 10177(g).

12 ORDER

13 WHEREFORE, THE FOLLOWING ORDER is hereby made:

14 I.

15 All licenses and license rights of Respondent STEVEN MAJOR under the Real
16 Estate Law are suspended for a period of sixty (60) days from the effective date of this Decision;
17 provided, however, that all sixty (60) days of said suspension shall be stayed for one (1) year
18 upon the following terms and conditions:

19 1. Respondent shall obey all laws, rules and regulations governing the rights,
20 duties and responsibilities of a real estate licensee in the State of California; and

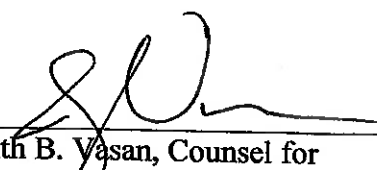
21 2. That no final subsequent determination be made, after hearing or upon
22 stipulation, that cause for disciplinary action occurred within one (1) year from the effective date
23 of this Decision and Order. Should such a determination be made, the Commissioner may, in his
24 discretion, vacate and set aside the stay order and reimpose all or a portion of the stayed
25 suspension. Should no such determination be made, the stay imposed herein shall become
26 permanent.

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1 II.

2 Respondent shall pay his proportionate share of the Commissioner's reasonable
3 costs of the investigation and enforcement which led to this disciplinary action. The total amount
4 of said investigation (\$709.50) and enforcement (\$528.00) costs is \$1,237.50. Said payment shall
5 be in the form of a cashier's check made payable to the Department of Real Estate. The payment
6 for the investigative and enforcement costs must be delivered to the Department of Real Estate,
7 Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013, prior to the effective date of this
8 Decision and Order. If Respondent fails to pay the costs of the investigation and enforcement in
9 accordance with the terms and conditions of the Decision and Order, all licenses and license
10 rights of Respondent shall be automatically suspended unless or until Respondent pays the costs
11 of the investigation and enforcement. Respondent shall not be entitled to any repayment nor
12 credit, prorated or otherwise, for money paid to the Department under the terms of this Decision
13 and Order.

14
15 DATED: 5-20-2021

16 
17 Judith B. Vasan, Counsel for
Department of Real Estate

18 EXECUTION OF THE STIPULATION

19 I have read the Stipulation and its terms are understood by me and are agreeable
20 and acceptable to me. I understand that I am waiving rights given to me by the California
21 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and
22 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights,
23 including the right of requiring the Commissioner to prove the allegations in the Accusation at a
24 hearing at which I would have the right to cross-examine witnesses against me and to present
25 evidence in defense and mitigation of the charges.

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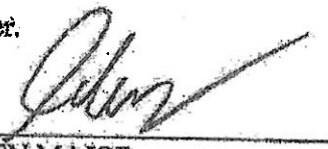
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1 Respondent shall mail the original signed signature page of the stipulation herein
2 to Judith B. Vasan, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St.,
3 Suite 350, Los Angeles, California 90013-1105.

4 In the event of time constraints before an administrative hearing, Respondent can
5 signify acceptance and approval of the terms and conditions of this Stipulation and Agreement
6 by emailing a scanned copy of the signature page, as actually signed by Respondent, to the
7 Department counsel assigned to this case. Respondent agrees, acknowledges, and understands
8 that by electronically sending the Department a scan of Respondent's actual signature as it
9 appears on the Stipulation and Agreement that receipt of the scan by the Department shall be
10 binding on Respondent as if the Department had received the original signed Stipulation and
11 Agreement.

12 Respondent's signature below constitutes acceptance and approval of the terms
13 and conditions of this Stipulation. Respondent agrees, acknowledges and understands that by
14 signing this Stipulation, Respondent is bound by its terms as of the date of such signatures and
15 that this agreement is not subject to rescission or amendment at a later date except by a separate
16 Decision and Order of the Real Estate Commissioner.

17
18 DATED: 5/19/21


STEVEN MAJOR
Respondent

19
20 DATED: 5-19-21


Frank M. Buda, Esq.
Counsel for Respondent
Approved as to Form

1 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
2 Respondent STEVEN MAJOR and shall become effective at 12 o'clock noon on

3 JUL 13 2021

4 IT IS SO ORDERED 6-16-21

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6 DOUGLAS R. McCAULEY
7 REAL ESTATE COMMISSIONER

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9 DOUGLAS R. McCAULEY 6/16/21
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