

FILED

JUN 25 2021

DEPT. OF REAL ESTATE

By *[Signature]*

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

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8 **BEFORE THE DEPARTMENT OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 * * *

11 In the Matter of the Accusation of

12 DYNASTY R.E. INC, doing business as Clear
13 View Escrow Services A Non-Independent
14 Broker Escrow, and Dynasty Real Estate;
15 CHRISTIAN MUNIVE, individually and
16 as designated officer of Dynasty R.E. Inc.,

Respondents.

) DRE No. H-41709 LA
) OAH No. 2020110206

) STIPULATION AND AGREEMENT
) IN SETTLEMENT AND ORDER

17 It is hereby stipulated by and between Respondents DYNASTY R.E. INC and
18 CHRISTIAN MUNIVE, individually and as Designated Officer of Dynasty R.E. Inc, (sometimes
19 collectively referred to as "Respondents"), acting by and through their attorney, Frank M. Buda,
20 Esq., and the Complainant, acting by and through Judith B. Vasan, Counsel for the Department
21 of Real Estate, as follows for the purpose of settling and disposing of the Accusation
22 ("Accusation") filed on June 26, 2020, in this matter:

23 1. All issues which were to be contested and all evidence which was to be
24 presented by Complainant and Respondents at a formal hearing on the Accusation, which
25 hearing was to be held in accordance with the provisions of the Administrative Procedure Act
26 ("APA"), shall instead and in place thereof be submitted solely on the basis of the provisions of
27 this Stipulation and Agreement ("Stipulation").

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 2. Respondents have received, read and understand the Statement to Respondent,
2 the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate
3 (“Department”) in this proceeding.

4 3. Respondents 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 Respondents hereby freely and voluntarily withdraw said Notice of Defense. Respondents
7 acknowledge that they understand that by withdrawing said Notice of Defense they thereby
8 waive their right to require the Commissioner to prove the allegations in the Accusation at a
9 contested hearing held in accordance with the provisions of the APA and that they will waive
10 other rights afforded to them in connection with the hearing such as the right to present evidence
11 in their defense, and the right to cross-examine witnesses.

12 4. This Stipulation is based on the factual allegations contained in the Accusation
13 filed in this proceeding. In the interest of expedience and economy, Respondents choose not to
14 contest these factual allegations, but to remain silent and understand that, as a result thereof,
15 these factual statements, will serve as a prima facie basis for the disciplinary action stipulated to
16 herein. The Real Estate Commissioner shall not be required to provide further evidence to prove
17 such allegations.

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

23 6. It is understood by the parties that the Real Estate Commissioner may adopt
24 this Stipulation as his Decision in this matter thereby imposing the penalty and sanctions on
25 Respondents’ real estate licenses and license rights as set forth in the below “Order”. In the event
26 that the Commissioner in his discretion does not adopt the Stipulation, the Stipulation shall be
27 void and of no effect and Respondents shall retain the right to a hearing and proceed on the

1 Accusation under the provisions of the APA and shall not be bound by any stipulation or waiver
2 made herein.

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

7 **DETERMINATION OF ISSUES**

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

10 The conduct, acts or omissions of Respondent DYNASTY R.E. INC, as set forth
11 in the Accusation, are in violation of Code sections 10141.6, 10145 and Sections 2831, 2831.1,
12 2832, 2832.1, 2950(d), 2950(g), 2950(h), and 2951 of Title 10, Chapter 6 of the California Code
13 of Regulations ("Regulation") and are a basis for discipline of Respondent DYNASTY R.E.
14 INC's licenses and licensing rights pursuant to Code sections 10177(d), and/or 10177(g).

15
16 The conduct, acts or omissions of Respondent CHRISTIAN MUNIVE, as set
17 forth in the Accusation, are in violation of Code section 10159.2 and Regulation section 2725
18 and are a basis for discipline of Respondent CHRISTIAN MUNIVE's licenses and licensing
19 rights pursuant to Code sections 10177(d), 10177(g), and/or 10177(h).

20 **ORDER**

21 WHEREFORE, THE FOLLOWING ORDER is hereby made:

22 I.

23 All licenses and licensing rights of Respondents DYNASTY R.E. INC and
24 CHRISTIAN MUNIVE under the Real Estate Law are suspended for a period of sixty (60) days
25 from the effective date of this Decision; provided, however, that all sixty (60) days of said
26 suspension shall be stayed upon the following terms and conditions:

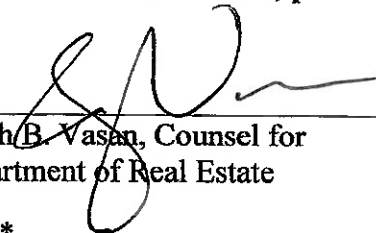
1 made until Respondents receive the invoice. If Respondents fail to satisfy this condition in a
2 timely manner as provided for herein, Respondents' real estate license shall automatically be
3 suspended until payment is made in full, or until a decision providing otherwise is adopted
4 following a hearing held pursuant to this condition.

5 (INVESTIGATION and ENFORCEMENT COSTS)

6 IV.

7 All licenses and license rights of Respondents DYNASTY R.E. INC and
8 CHRISTIAN MUNIVE are indefinitely suspended unless or until Respondents pay the sum of
9 \$2,484.75 (\$1,140.75 investigation plus \$1,344.00 enforcement costs) for the Commissioner's
10 reasonable costs of the investigation and enforcement, which led to this disciplinary action.
11 Respondents are jointly and severally liable for the costs of the investigation and enforcement.
12 Said payment shall be in the form of a cashier's check made payable to the Department of Real
13 Estate. The investigative and enforcement costs must be delivered to the Department of Real
14 Estate, Flag Section, at P.O. Box 137013, Sacramento, CA 95813-7013, **prior to the effective**
15 **date of this Decision and Order.**

16 DATED: 4-15-2021

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

18 * * *

19 EXECUTION OF THE STIPULATION

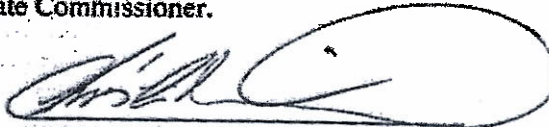
20 We have read the Stipulation, have discussed it with our counsel, and its terms are
21 understood by us and are agreeable and acceptable to us. We understand that we are waiving
22 rights given to us by the California Administrative Procedure Act (including but not limited to
23 Sections 11506, 11508,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

1 Respondents 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, Respondents 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 Respondents, to the
7 Department counsel assigned to this case. Respondents agree, acknowledge and understand that
8 by electronically sending the Department a scan of Respondents' actual signature as it appears on
9 the Stipulation and Agreement that receipt of the scan by the Department shall be binding on
10 Respondents as if the Department had received the original signed Stipulation. Respondents shall
11 also mail the original signed signature page of this Stipulation to the Department counsel.

12 Respondents' signatures below constitute acceptance and approval of the terms
13 and conditions of this Stipulation. Respondents agree, acknowledge and understand that by
14 signing this Stipulation, Respondents are 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: 4.15.2021



DYNASTY R.E. INC

Respondent

By: Christian Munive

19
20
21 DATED: 4.15.2021



CHRISTIAN MUNIVE, individually and
as Designated Officer of Dynasty R.E. Inc
Respondent

22
23
24 DATED: 4-15-2021



Frank M. Buda, Esq.

Counsel for Respondents

Approved as to Form

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The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondents DYNASTY R.E. INC and CHRISTIAN MUNIVE, individually and as Designated Officer of Dynasty R.E. Inc, and shall become effective at 12 o'clock noon on

JUL 15 2020

IT IS SO ORDERED

CC-16-21

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

DOUGLAS R. McCAULEY