

FILED

MAR 02 2022

DEPT. OF REAL ESTATE

By 

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

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)	DRE No. H-41930 LA
NATIONWIDE ASSOCIATES CORP.,)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On April 16, 2021, an Accusation was filed in this matter against Respondent NATIONWIDE ASSOCIATES CORP. (“Respondent”).

On December 26, 2021, Respondent petitioned the Commissioner to voluntarily surrender its real estate corporation license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent NATIONWIDE ASSOCIATES CORP.’s petition for voluntary surrender of its real estate corporation license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent’s Declaration dated December 26, 2021, (attached as Exhibit “A” hereto). Respondent’s license certificate and pocket card shall be sent to the below-listed address so that they reach the Department of Real Estate on or before the effective date of this Order:

///

///

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

DEPARTMENT OF REAL ESTATE
Attention: Licensing Flag Section
P. O. Box 137013
Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on 3/22/2022.

DATED: 2.29.22

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

Douglas R. McCauley

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

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-41930 LA
)
NATIONWIDE ASSOCIATES CORP. ,)
)
Respondent.)

DECLARATION

My name is MICHAEL J. WALTERS and I am the designated officer of
NATIONWIDE ASSOCIATES CORP. (“NAC”), which is currently licensed as a real estate
corporation and/or has license rights with respect to said license. I am authorized and empowered
to sign this declaration on behalf of NAC. I am acting on behalf of NAC, in this matter. NAC is
represented by Jeff Kravitz, Esq., of Kravitz & Chan, LLP.

In lieu of proceeding in this matter in accordance with the provisions of the
Administrative Procedure Act (Sections 11400 et seq., of the Government Code), NAC wishes to
voluntarily surrender its real estate license(s) issued by the Department of Real Estate
(“Department”), pursuant to Business and Professions Code Section 10100.2.

NAC understands that by so voluntarily surrendering its license(s), it can be
relicensed as a real estate corporation only by petitioning for reinstatement pursuant to Section

///

1 11522 of the Government Code. NAC also understands that by so voluntarily surrendering my
2 license(s), it agrees to the following:

3 1. The filing of this Declaration shall be deemed as NAC's petition for
4 voluntary surrender.

5 2. It shall also be deemed to be an understanding and agreement by NAC that
6 NAC waives all rights it has to require the Commissioner to prove the allegations contained in the
7 Accusation filed in this matter at a hearing held in accordance with the provisions of the
8 Administrative Procedure Act (Government Code Sections 11400 et seq.), and that NAC also
9 waives other rights afforded to it in connection with the hearing such as the right to discovery, the
10 right to present evidence in defense of the allegations in the Accusation and the right to cross-
11 examine witnesses.

12 3. NAC further agrees that upon acceptance by the Commissioner, as evidenced
13 by an appropriate order, all affidavits and all relevant evidence obtained by the Department in this
14 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation
15 filed in Department Case No. H-41930 LA, may be considered by the Department to be true and
16 correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to
17 Government Code Section 11522.

18 4. NATIONWIDE ASSOCIATES CORP. freely and voluntarily surrenders all
19 of its licenses and license rights under the Real Estate Law.

20 I declare under penalty of perjury under the laws of the State of California that the
21 above is true and correct and that this declaration was executed on 26th of Dec, 2021,
22 at Winchester, California.

23
24
25 
26 NATIONWIDE ASSOCIATES CORP.
27 By: Michael J. Walters

FILED

MAR 02 2022

DEPT. OF REAL ESTATE

By _____

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
28

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

NATIONWIDE ASSOCIATES
CORP., and MICHAEL J. WALTERS,
individually and as designated officer
of Nationwide Associates Corp.,

Respondents.

No. H-41930 LA

STIPULATION AND AGREEMENT

It is hereby stipulated and agreed by and between Respondents NATIONWIDE ASSOCIATES CORP. ("NAC") and MICHAEL J. WALTERS ("WALTERS"), individually and as designated officer of NAC ("Respondents") and their attorney of record Jeff Kravitz, Esq., of Kravitz & Chan, LLP, and the Complainant, acting by and through Laurence Haveson, Counsel for the Department of Real Estate ("Department"), as follows for the purpose of settling and disposing of the Accusation filed on April 16, 2021 ("Accusation") in this matter:

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

///
///

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

4 3. On June 14, 2021, each of the Respondents filed a Notice of Defense pursuant to
5 section 11506 of the Government Code for the purpose of requesting a hearing on the allegations in
6 the Accusation. Respondents hereby freely and voluntarily withdraw said Notices of Defense.
7 Respondents acknowledge that Respondents understand that by withdrawing said Notices of
8 Defense, Respondents will thereby waive Respondents' right to require the Real Estate
9 Commissioner ("Commissioner") to prove the allegations in the Accusation at a contested hearing
10 held in accordance with the provisions of the APA and that Respondents will waive other rights
11 afforded to Respondents in connection with the hearing such as the right to present evidence in
12 defense of the allegations in the Accusation and the right to cross-examine witnesses.

13 4. This Stipulation is based on the factual allegations contained in the Accusation. In
14 the interest of expedience and economy, Respondents choose not to contest these allegations, but to
15 remain silent, and understand that, as a result thereof, these factual allegations, without being
16 admitted or denied, will serve as a prima facie basis for the disciplinary action stipulated to herein.
17 The Real Estate Commissioner shall not be required to provide further evidence to prove said
18 factual allegations.

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

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

28 ///

1 effect, and Respondents shall retain the right to a hearing and proceeding on the Accusation under
2 all the provisions of the APA and shall not be bound by any admission or waiver made herein.

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

7 8. Respondents understand that by agreeing to this Stipulation, Respondents agree to
8 pay, pursuant to Business and Professions Code Section 10106, the costs of the investigation
9 (\$1,346.08) and enforcement (\$835.20) of this matter. The total amount of the investigation and
10 enforcement costs is \$2,181.28.

11 DETERMINATION OF ISSUES

12 By reason of the foregoing stipulations, admissions, and waivers, and solely for the purpose
13 of settlement of the pending Accusation without a hearing, it is stipulated and agreed that the
14 following Determination of Issues shall be made:

15 I.

16 The conduct, acts, and/or omissions of Respondent NAC as described in the Accusation,
17 constitute cause for the suspension or revocation of all real estate licenses and license rights of
18 Respondent NAC under California Business and Professions Code (“Code”) Sections 10177(d)
19 and/or 10177(g), and Title 10, Chapter 6, California Code of Regulations (“Regulations”) Section
20 2742(c). By separate Voluntary Surrender Declaration, NAC will voluntarily surrender its real
21 estate licenses issued by the Department, pursuant to Code Section 10100.2.

22 II.

23 The conduct, acts, and/or omissions of Respondent WALTERS, as described in the
24 Accusation, constitute cause for the suspension or revocation of all real estate licenses and license
25 rights of Respondent WALTERS under Code Sections 10159.2, 10177(h), 10177(d) and/or
26 10177(g), and Regulation 2725.

27 ///

28 ///

1 ORDER

2 I.

3 All licenses and licensing rights of Respondent WALTERS under the Real Estate Law are
4 revoked; provided, however: (1) a restricted real estate broker license shall be issued to Respondent
5 WALTERS pursuant to Code section 10156.5 if Respondent makes application therefore and pays
6 to the Department the appropriate fee for a restricted license within ninety (90) days from the
7 effective date of this Decision and Order. The restricted license issued to Respondent WALTERS
8 shall be subject to all of the provisions of Code section 10156.7 and to the following limitations,
9 conditions and restrictions imposed under authority of Code section 10156.6:

10 1. The restricted license issued to Respondent WALTERS may be suspended prior to
11 hearing by Order of the Commissioner in the event of Respondent's conviction, or entry of a plea
12 of guilty or no contest, for a crime that is substantially related to the qualifications, functions, or
13 duties of a real estate licensee.

14 2. The restricted license issued to Respondent WALTERS may be suspended prior to
15 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner
16 that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands
17 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted license.

18 3. Respondent WALTERS shall not be eligible to apply for the issuance of an
19 unrestricted real estate license nor for removal of any of the conditions, limitations or restrictions of
20 a restricted license until two (2) years have elapsed from the effective date of this Decision and Order.

21 4. Respondent WALTERS shall pay, severally or jointly with Respondent NAC, the
22 sum of \$2,181.28 for the Commissioner's reasonable cost of the investigation and enforcement
23 which led to this disciplinary action **within sixty (60) days from the effective date of this**
24 **Decision and Order.** Said payment shall be in the form of a cashier's check made payable to the
25 Department of Real Estate. **The investigative and enforcement costs must be delivered to the**
26 **Department of Real Estate, Flag Section at P.O. Box 137013, Sacramento, CA 95813-7013.**
27 **Payment of investigation and enforcement costs should not be made until the Stipulation has**
28 **been approved by the Commissioner.** If Respondents fail to satisfy this condition in a timely

1 manner as provided for herein, Respondents' real estate licenses shall automatically be suspended
2 until payment is made in full, or until a decision providing otherwise is adopted following a hearing
3 held pursuant to this condition.

4
5 DATED: 11/15/2021

Laurence D. Haveson
6 Laurence D. Haveson
7 Counsel for Complainant

* * *

8 EXECUTION OF THE STIPULATION

9 We have read this Stipulation and its terms are understood by us and are agreeable and
10 acceptable to us. We understand that we are waiving rights given to us by the California APA
11 (including, but not limited to, sections 11506, 11508, 11509, and 11513 of the Government Code),
12 and we willingly, intelligently, and voluntarily waive those rights, including the right of requiring
13 the Commissioner to prove the allegations in the Accusation at a hearing at which we would have
14 the right to cross-examine witnesses against us and to present evidence in defense and mitigation of
15 the charges.

16 Respondents can signify acceptance and approval of the terms and conditions of this
17 Stipulation and Agreement by electronically e-mailing a copy of the signature pages, as actually
18 signed by Respondents, to the Department. Respondents agree, acknowledge, and understand that
19 by electronically sending to the Department an electronic copy of Respondents' actual signatures,
20 as they appear on the Stipulation, that receipt of the emailed copy by the Department shall be as
21 binding on Respondents as if the Department had received the original signed Stipulation. By
22 signing this Stipulation, Respondents understand and agree that Respondents may not withdraw
23 their agreement or seek to rescind the Stipulation prior to the time the Commissioner considers and
24 acts upon it or prior to the effective date of the Stipulation and Order.

25 MAILING

26 Respondents and their counsel shall, within five (5) business days from signing the
27 Stipulation, mail the original signed signature page(s) of the Stipulation herein to Laurence

28 ///

1 Haveson, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St., Room 350, Los
2 Angeles, California 90013-1105.

3 Respondents' signatures below constitute acceptance and approval of the terms and
4 conditions of this Stipulation. Respondents agree, acknowledge, and understand that by signing
5 this Stipulation Respondents are bound by its terms as of the date of such signature and that this
6 agreement is not subject to rescission or amendment at a later date except by a separate Decision
7 and Order of the Real Estate Commissioner.

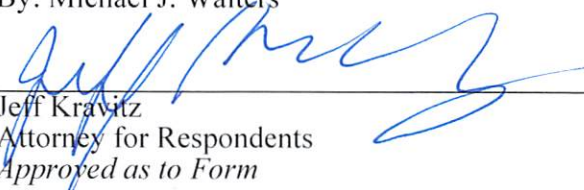
8
9 DATED: 12/26/2021


Respondent MICHAEL J. WALTERS

10
11 DATED: 12/26/2021


Respondent NATIONWIDE ASSOCIATES CORP.
By: Michael J. Walters

12
13 DATED: 12-30-2021


Jeff Kravitz
Attorney for Respondents
Approved as to Form

14
15
16
17 * * *

18 The foregoing Stipulation and Agreement in Settlement and Order is hereby adopted by me
19 as my Decision in this matter and shall become effective at 12 o'clock noon on

20 3/22/2022

21 IT IS SO ORDERED 2.25.22

22
23 DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

24
25
26 
27
28