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DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of	)	
	)	NO. H-42324 LA
ASHRIF J HAMMAD,	)	
	)	
Respondent.	)	
	)	

ORDER MODIFYING DISCIPLINARY ACTION  
PURSUANT TO STIPULATED SETTLEMENT

On or about October 18, 2022, A Default Decision was rendered revoking all licenses and licensing rights of Respondent ASHRIF J HAMMAD (hereinafter referred to as "Respondent"). Said Decision became effective on November 17, 2022.

In connection with the rendering of said Decision, on or about February 6, 2023, Respondent petitioned the Superior Court of the State of California for the County of Los Angeles, in Case No. 22STCP04372, for a First Amended Petition for Writ of Mandate or other Appropriate Relief to compel the Real Estate Commissioner to vacate and set aside his Decision.

1 In consideration for the dismissal with prejudice as set forth in the Stipulation for  
2 Judgment Remanding the Case to Douglas R. McCauley, Real Estate Commissioner for the State  
3 of California Pursuant to Stipulated Settlement and in complete settlement of Respondent's said  
4 Petition for Writ of Mandate, the following order is made modifying the discipline imposed on  
5 Respondent's real estate broker license:

6 I. STAYED SUSPENSION OF REAL ESTATE LICENSE

7 All licenses and licensing rights of Respondent under the Real Estate Law, with  
8 the exception of Respondent's MLO license endorsement (NMLS ID 306259), are  
9 suspended for a period of ninety (90) days from the Effective Date of this Decision;  
10 provided, however, that all ninety (90) days of said suspension shall be stayed for one (1)  
11 year upon the following terms and conditions:

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

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

20 II. INVESTIGATION AND ENFORCEMENT COSTS

21 All licenses and licensing rights of Respondent are indefinitely suspended unless  
22 or until Respondent pays the sum of \$1,931.14 for the Commissioner's reasonable costs  
23 of the investigation (\$1,321.54) and enforcement (\$609.60), which led to this  
24 disciplinary action. Said payment shall be in the form of a cashier's check made payable  
25 to the Department of Real Estate. The payment of the investigative and enforcement  
26 costs must be delivered to the Department of Real Estate, Flag Section, at P.O. Box  
27 137013, Sacramento, CA 95813-7013, prior to the Effective Date of this Decision and

1 Order.

2 III. MLO LICENSE ENDORSEMENT

3 1. All MLO license endorsements and endorsement rights of Respondent under  
4 the Real Estate Law are suspended for a period of one hundred and eighty (180) days  
5 from the Effective Date of the reinstatement of an MLO license endorsement or the  
6 issuance of a new MLO license endorsement.

7 2. Respondent further agrees that Respondent must satisfy the Education and  
8 Administrative Penalty provisions prior to reinstatement of their MLO license  
9 endorsement or issuance of new MLO license endorsement.

10 IV. MORTGAGE LOAN ORIGINATION EDUCATION

11 1. No MLO license endorsement shall be issued to Respondent, unless  
12 Respondent takes and completes, prior to the reinstatement of Respondent's MLO  
13 license endorsement or the issuance of a new MLO license endorsement, the following  
14 mortgage loan originator education requirements:

15 a) Twenty (20) hours of NMLS approved pre-licensure education ("PE"),  
16 which shall consist of fourteen (14) hours of federal law curriculum, three  
17 (3) hours of ethics curriculum, and three (3) hours of non-traditional  
18 mortgage lending curriculum. None of these twenty (20) hours of PE may  
19 be state-specific curriculum;

20 b) Eight (8) hours of continuing education ("CE"), which shall consist of  
21 four (4) hours of federal law curriculum, two (2) hours of ethics  
22 curriculum, and two (2) hours of non-traditional mortgage lending  
23 curriculum. None of these eight (8) hours of CE may be state-specific  
24 curriculum.

25 2. Respondent may not take any of the PE provided for in Paragraph 1(a) of this  
26 Section in an online self-study format ("OSS"). Respondent may take the CE provided  
27 for in Paragraph 1(b) in any format.



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Dated: 9.7.23



DOUGLAS R. McCAULEY  
Real Estate Commissioner