

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

FILED

MAY 30 2023

DEPT. OF REAL ESTATE

By 

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

11 * * *

12 In the Matter of the Accusation Against)

DRE No. H-42457 LA

13)
14 CHRISTINE LIN HOANG,)

STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER

15 Respondent.)
16)

17 It is hereby stipulated by and between CHRISTINE LIN HOANG (sometimes referred to
18 as "Respondent"), and the Complainant, acting by and through Julie L. To, Counsel for the
19 Department of Real Estate, as follows for the purpose of settling and disposing of the Accusation
20 ("Accusation") filed on October 26, 2022, in this matter:

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

26 2. Respondent received, read and understands the Statement to Respondent, the
27 Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

1 ("Department") in this proceeding.

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

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

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

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

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1 curriculum. None of these twenty (20) hours of PE may be state-specific
2 curriculum;

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

7 2. Respondent may not take any of the PE provided for in Paragraph 1(a) of this Section
8 in an online self-study format ("OSS"). Respondent may take the CE provided for in Paragraph
9 1(b) in any format.

10 3. For a period of three (3) years from the Effective Date of this Order, Respondent shall
11 be required to complete any additional PE and/or CE required under the SAFE Act in a format
12 other than OSS. If Respondent fails to comply with this condition, the renewal application or
13 new application of Respondent will be deemed incomplete by the Department.

14 4. If Respondent fails to timely satisfy the education provided for in Paragraph 1 of this
15 section, Respondent's MLO license endorsement shall remain suspended until Respondent
16 presents evidence satisfactory to the Commissioner of having taken and successfully completed
17 the education requirements.

18 5. Respondent agrees that the CE provided for in Paragraph 1 of this section is in addition
19 to any NMLS education required for licensure under the SAFE Act. The CE provided for in
20 Paragraph 1 will not count toward satisfying 2024 standard SAFE Act CE requirements.

21 6. Respondent further agrees that the Department may exercise its examination or
22 investigative authority pursuant to the normal process for such authorized under the Real Estate
23 Law and Commissioner's Regulations in the instance a determination is made wherein
24 Respondent is found to be in violation of the education requirements under this section.

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1 III. ADMINISTRATIVE PENALTY

2 All licenses and licensing rights of Respondent are indefinitely suspended unless or until
3 Respondent pays an administrative penalty of \$1,500.00. Said payment shall be in the form of a
4 cashier's check made payable to the Department of Real Estate. The payment must be delivered
5 to the Department of Real Estate, Flag Section, at P.O. Box 137013, Sacramento, CA 95813-
6 7013, prior to the Effective Date of this Decision and Order.

7 IV. STAYED SUSPENSION OF REAL ESTATE LICENSE

8 All licenses and licensing rights of Respondent under the Real Estate Law, with the
9 exception of the MLO license endorsement (NMLS ID 1940426) referenced in Section I above,
10 are suspended for a period of ninety (90) days from the Effective Date of this Decision;
11 provided, however, that all ninety (90) days of said suspension shall be stayed for one (1) year
12 upon the following terms and conditions:

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

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

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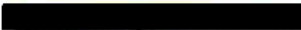
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1 appears on the Stipulation and Agreement that receipt of the scan by the Department shall be
2 binding on Respondent as if the Department had received the original signed Stipulation and
3 Agreement.

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

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10 DATED: Apr 12, 2023


CHRISTINE LIN HOANG
Respondent

12 * * *

13 The foregoing Stipulation and Agreement is hereby adopted as my Decision as to
14 Respondent CHRISTINE LIN HOANG and shall become effective at 12 o'clock noon on
15 **JUN 29 2023**

16 IT IS SO ORDERED

5.24.23

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18 DOUGLAS R. McCAULEY
19 REAL ESTATE COMMISSIONER
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