

FILED

JUN 28 2023

DEPT OF REAL ESTATE

By: 

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation Against)	No. H-42603 LA
)	
ELIZABETH REYES,)	
)	<u>ACCUSATION</u>
Respondent.)	
)	
)	

The Complainant, Jason Parson, a Supervising Special Investigator of the State of California, for cause of Accusation against ELIZABETH REYES (“Respondent”) alleges as follows:

1.

The Complainant, Jason Parson, a Supervising Special Investigator of the State of California, makes this Accusation in his official capacity.

2.

All references to the “Code” are to the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code and all references to “Regulations” are to Title 10, Chapter 6, California Code of Regulations.

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1 LICENSE HISTORY

2 3.

3 a. Respondent ELIZABETH REYES is presently licensed and/or has license
4 rights under the Code as a real estate salesperson with Department of Real Estate
5 (“Department”) license ID 02071857.

6 b. Respondent’s salesperson license was originally issued on November 16,
7 2018, and is scheduled to expire on November 27, 2026, unless renewed.

8 c. According to the Department’s records to date, Respondent’s current
9 responsible broker is RGC Services, Inc. with Department license ID 01220383.

10 REAL ESTATE ACTIVITY

11 4.

12 At all times relevant herein Respondent was employed by a licensed real estate
13 broker and engaged in acts within the meaning of Code section 10131(a), for compensation or
14 in expectation of compensation, by selling or offering to sell, buying or offering to buy,
15 soliciting prospective seller or purchasers of, soliciting or obtaining listings of, or negotiating
16 the purchase, sale or exchange of real property or a business opportunity (“real estate sales”).

17 CAUSES FOR ACCUSATION

18 5.

19 J.W.¹, a licensed real estate salesperson, represented the sellers in the sale of
20 their home located on Berkshire Place in Oxnard, California (“subject property”). In or about
21 November 2021, Respondent, who represented potential buyers of the subject property,
22 submitted a bank statement to J.W. with her clients’ purchase offer to show proof that her
23 clients had funds for the purchase of the subject property. J.W. noticed on the bank statement
24 provided by Respondent that the buyers’ address was misspelled, the font did not appear to be
25 standard throughout the document, debit cards were not linked to the savings account, the dates

26 _____
27 ¹ Initials are used in place of individual’s full name to protect their privacy. Documents containing individual’s full name will be provided during the discovery phase of this case to Respondent and/or their attorney(s), after service of a timely and proper request for discovery on Complainant’s counsel.

1 did not match up, and the statement had wrong icons. When J.W. confronted Respondent about
2 the discrepancies in the bank statement, Respondent admitted to falsifying the bank statement
3 and apologized. J.W.'s clients ultimately did not accept Respondent's clients' offer.

4 6.

5 On or about May 4, 2022, the Ventura County Coastal Association of
6 REALTORS® ("Association"), in Case Number DV21-03, after a hearing on the merits of a
7 complaint against Respondent, issued a Decision, Findings of Fact and recommendation to
8 place a letter of reprimand in Respondent's file for 3 years and order Respondent to pay a fine
9 of \$2,500.00 to the Association and complete specific courses. On July 15, 2022, the Directors
10 of the Association adopted the Decision, Findings of Fact and recommendation of the hearing
11 panel. As more fully set forth in the Association's Decision and Findings of Fact, the
12 Association received a complaint from J.W. alleging Respondent submitted a fraudulent bank
13 statement with her client's offer, in or about November 2021, for the subject property.
14 According to the Association's Decision and Findings of Fact, J.W. noticed some discrepancies
15 in the bank statement provided by Respondent and consulted with peers in a local realtors
16 group. Another real estate licensee, M.L., realized the bank statement provided to J.W. had
17 similar discrepancies in a real estate transaction M.L. had with Respondent.

18 7.

19 On or about February 21, 2022, Respondent submitted a written response to the
20 disciplinary matter before the Association. In part, Respondent admitted to providing "the same
21 doctored proof of funds" to both J.W. and M.L. Respondent explained that her clients had
22 about \$200,000.00 in their retirement account, 20% of which was to be used as a down
23 payment in the purchase of the subject property. Knowing that sellers preferred funds that are
24 readily accessible and not in a retirement plan, Respondent "modified [her clients'] proof of
25 funds to get an offer submitted."

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1 (MISREPRESENTATION)

2 8.

3 The conduct, acts and/or omissions of Respondent, as described in Paragraphs 5
4 to 7 above, constitute a substantial misrepresentation and are cause for the suspension or
5 revocation of the license and license rights of Respondent under Code section 10176(a).

6 (FRAUD OR DISHONEST DEALING)

7 9.

8 The conduct, acts and/or omissions of Respondent as described in Paragraphs 5
9 to 7 above, constitute fraud or dishonest dealing and are cause for the suspension or revocation
10 of the license and license rights of Respondent under Code sections 10176(i) and 10177(j).

11 10.

12 Each of the foregoing violations above constitutes cause for the suspension or
13 revocation of the real estate license and/or license rights of Respondent under the provisions of
14 Sections 10177(d) and/or 10177(g).

15 COSTS

16 (INVESTIGATION AND ENFORCEMENT COSTS)

17 11.

18 Section 10106 of the Code, provides, in pertinent part, that in any order issued in
19 resolution of a disciplinary proceeding before the Department, the Commissioner may request
20 the administrative law judge to direct a licensee found to have committed a violation of this
21 part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the
22 case.

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1 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of
2 this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary
3 action against all the licenses and/or license rights of Respondent ELIZABETH REYES under
4 the Real Estate Law, for the costs of investigation and enforcement as permitted by law and for
5 such other and further relief as may be proper under other applicable provisions of law.
6

7 Dated at Los Angeles, California this 22nd day of June, 2023.

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11 Jason Parson
12 Supervising Special Investigator
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25 cc: ELIZABETH REYES
26 RGC Services, Inc.
27 Jason Parson
Sacto.