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FILED
DEC 12 2024
DEPT. OF REAL ESTATE
By _____

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of: No. H-42942-LA
12 JEREMY DARAB HAKIMI, FIRST AMENDED ACCUSATION
13 Respondent.

14 **This First Amended Accusation amends the Accusation filed on July 22, 2024.**
15 The Accusation filed on July 22, 2024 (“Original Accusation”) is amended to add Respondent’s
16 California real estate license history in Paragraph 3, including his mortgage loan originator license
17 (“MLO”) endorsement and identification number, to allege a second cause of accusation for
18 Respondent’s failure to disclose a pending disciplinary action in his Broker Renewal Application,
19 and to allege a third cause of accusation for Respondent’s failure to disclose a regulatory action in
20 his MLO Renewal Application. Paragraphs 3 through 7 of the Original Accusation have been
21 renumbered Paragraphs 4 through 8; Paragraph 8 has been renumbered Paragraph 18. No other parts
22 of the Accusation filed on July 22, 2024 are affected.

23 Complainant, Jason Parson, a Supervising Special Investigator for the Department
24 of Real Estate (“Department” or “DRE”) of the State of California, for cause of Accusation against
25 JEREMY DARAB HAKIMI, also known as Jeremy Hakimi (“Respondent”), is informed and
26 alleges in his official capacity as follows:

- 27 1. Complainant, Jason Parson, acting in his official capacity as a Supervising Special
28 Investigator, makes this Accusation against Respondent.

1 2. Respondent presently has license rights under the Real Estate Law, Part 1 of Division
2 4 of the California Business and Professions Code ("Code"), as a real estate broker (DRE license
3 identification number 01715824).

4 LICENSE HISTORY

5 3. Respondent has been licensed by the DRE as real estate broker ("REB"), DRE
6 license identification number ("License ID") 01715824, from on or about November 2, 2005,
7 through the present, with Respondent's license scheduled to expire on or about November 1, 2025,
8 unless renewed. Respondent is currently the designated officer and broker of record for real estate
9 corporation Empire Capital Group Inc ("ECGI"), License ID 01520322. Respondent has an
10 individual mortgage loan originator ("MLO") license endorsement from the DRE and is licensed
11 through the Nationwide Multistate Licensing System & Registry ("NMLS"), NMLS identification
12 number 246217. According to NMLS, Respondent is authorized to represent ECGI.

13 FIRST CAUSE OF ACCUSATION

14 (License Discipline by Agency of Another State)

15 4. On or about January 9, 2023, the Massachusetts Board of Registration of Real Estate
16 Brokers and Salespersons ("Massachusetts Board") issued an Order to Show Cause against
17 Respondent in the case of *In the Matter of Jeremy Hakimi*, Investigative Intake Record No. RE-
18 2021-000427-IT-ENF ("Order to Show Cause"), ordering Respondent to appear and show cause
19 why the Massachusetts Board should not fine, suspend, revoke, or otherwise take action against
20 Respondent's license to practice in the real estate profession in the Commonwealth of
21 Massachusetts, License No. 149147-B (exp. 1/22/24), or his right to renew thereof. The
22 Massachusetts Order alleged, among other things, that:

23 a. On or about August 8, 2011, the Massachusetts Board issued Respondent a
24 license to practice as a real estate broker, in the Commonwealth of Massachusetts, License
25 No. 149147-B.

26 b. On or about January 16, 2016, Respondent's license expired.

27 c. Upon seeking renewal, Respondent was notified that he was required to take
28 12 hours of Continuing Education Courses.

1 d. On or about May 17, 2021, Respondent represented to the Massachusetts
2 Board that he completed 12 hours of Continuing Education Courses within seven (7) hours
3 by taking multiple classes at the same time.

4 e. Respondent's conduct, as described above, was in violation of Massachusetts
5 General Laws ("G.L.") chapter 112, section 61(5) for engaging in dishonesty, fraud, or deceit
6 which is reasonably related to the practice of the profession.

7 f. Respondent's conduct, as described above, was in violation of Code of
8 Massachusetts Regulations ("CMR") title 254, section 2.14, for falsely verifying to the
9 Massachusetts Board that he completed continuing education courses on his license renewal.

10 g. Respondent's conduct, as described above, constituted engaging in conduct
11 which placed into question Respondent's competence to practice the profession in violation
12 of G.L. chapter 112, section 61(1).

13 h. Respondent's conduct, as described above, constituted violations of
14 Massachusetts Board statutes and/or regulations and subjected Respondent's license to
15 discipline pursuant to G.L. chapter 112, section 61(3).

16 i. Respondent's conduct also constituted unprofessional conduct and conduct
17 which undermined the public confidence in the integrity of the real estate profession. *Kvitka*
18 *v. Board of Registration in Medicine*, 407 Mass. 140, *cert. denied*, 498 U.S. 823 (1990);
19 *Raymond v. Board of Registration in Medicine*, 387 Mass. 708; 713 (1982).

20 5. On or about June 26, 2023, before the Massachusetts Board, in the case of *In the*
21 *Matter of Jeremy Hakimi*, Docket No. RE-2021-000427-IT-ENF, Respondent entered into a
22 Consent Agreement with the Massachusetts Board in resolution of the allegations stated in the Order
23 to Show Cause. The Consent Agreement was executed by the Massachusetts Board and had an
24 Effective Date of July 3, 2023.

25 6. In the Consent Agreement, Respondent acknowledged that based upon the
26 allegations of the Order to Show Cause, facts existed by which the Massachusetts Board could find
27 that he was: in violation of G.L. chapter 112, section 65A for engaging in dishonesty, fraud, or deceit
28 which is reasonably related to the practice of the profession; and in violation of 254 CMR section

1 2.14, for falsely verifying to the Massachusetts Board that he completed continuing education
2 courses on his license renewal, which was in violation of G.L. chapter 112, section 61(3). In order
3 to completely resolve the matter without a hearing, Respondent agreed to the following, among
4 other things, in the Consent Agreement:

5 a. Payment of a Civil Administrative Penalty in the amount of \$500.00.

6 b. The Massachusetts Board would place Respondent's license to practice as a
7 real estate broker, License No. 149147-B, under a suspension for a period of 90 days,
8 effective as of the Effective Date of the Consent Agreement. During this suspension, period,
9 Respondent agreed to cease practicing in the real estate profession in the Commonwealth of
10 Massachusetts. Respondent understood and acknowledged that any evidence of practicing
11 in the real estate profession during the suspension period may be considered unlicensed
12 practice.

13 c. Respondent understood and agreed that the disciplinary action described in
14 the Consent Agreement is a final act, which is not subject to reconsideration, appeal or
15 judicial review, and Respondent waived his rights to an administrative hearing regarding this
16 matter, and to appeal the administrative action under the provisions of G.L. chapter 30A or
17 any other related law.

18 d. Respondent agreed to complete the continuing education course and remit
19 written verification to the Massachusetts board within 90 days of the Effective Date of the
20 Consent Agreement.

21 e. Respondent understood that he had the right to a formal hearing concerning
22 the allegations against him and that during said adjudication, he would possess the rights to
23 confront and cross-examine witnesses, to call witnesses, to present evidence, to testify on
24 his own behalf, to contest the allegations, to present oral argument, to appeal to the courts,
25 and all other rights set forth in the Massachusetts State Administrative Procedure Act, G.L.
26 chapter 30A, and the Standard Adjudicatory Rules of Practice and Procedure, 801 CMR
27 section 1.00 et seq. Respondent also understood that by executing the Consent Agreement,

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1 he knowingly and voluntarily waived his right to a formal hearing and to all of the above-
2 listed rights attendant thereto.

3 7. Respondent's acts and/or omissions in violation of Massachusetts General Laws
4 chapter 112, section 65A for engaging in dishonesty, fraud, or deceit which is reasonably related to
5 the practice of the profession, and in violation of 254 CMR section 2.14, for falsely verifying to the
6 Massachusetts Board that he completed continuing education courses on his license renewal, which
7 was in violation of G.L. chapter 112, section 61(3), if done by a real estate licensee, would be
8 grounds for the suspension or revocation of a California real estate license under Code section
9 10177(a).

10 8. The prior license action against Respondent, as alleged in Paragraphs 4 through 6
11 above, constitutes cause for the suspension or revocation of the license or license rights of
12 Respondent under **Code section 10177(f)**.

13 SECOND CAUSE OF ACCUSATION

14 (Failure to Disclose Pending Disciplinary Action in License Renewal Application)

15 9. Complainant realleges and incorporates by reference the allegations contained in
16 Paragraphs 1 through 8 above with the same force and effect as though fully set forth herein.

17 10. On or about June 3, 2021, an investigator for the Commonwealth of Massachusetts,
18 Division of Professional Licensure, Office of Investigations ("Massachusetts DPL") sent
19 Respondent a letter and an email message stating that the Massachusetts Board of Registration of
20 Real Estate Brokers and Salespersons ("Massachusetts Board") had initiated a complaint against
21 him, referencing Docket No. 2021-000427-IT-ENF, and attached the complaint.

22 11. On or about June 11, 2021, Respondent sent an email to the Massachusetts DPL
23 investigator attaching his response to the complaint, Docket No. 2021-000427-IT-ENF.

24 12. On or about October 20, 2021, Respondent submitted a Broker Renewal Application,
25 DRE Form RE 208, to the DRE to renew his California real estate broker license. In response to
26 Question 19, under "BACKGROUND INFORMATION," of Respondent's Broker Renewal
27 Application, to wit, "ARE THERE ANY LICENSE DISCIPLINARY ACTIONS PENDING

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1 AGAINST A BUSINESS OR PROFESSIONAL LICENSE YOU HOLD AT THIS TIME? IF YES,
2 COMPLETE ITEM 23,” Respondent marked the checkbox for “NO.”

3 13. Respondent’s failure to disclose the complaint initiated by the Massachusetts Board,
4 as set forth in Paragraphs 10 above, in his Broker Renewal Application constitutes the procurement,
5 or attempted procurement, of a license renewal by fraud, misrepresentation, or deceit, or by making
6 a material misstatement of fact in an application for license renewal, and constitutes cause for the
7 suspension or revocation of a real estate license under **Code section 10177(a)**.

8 THIRD CAUSE OF ACCUSATION

9 (Failure to Disclose Regulatory Action in MLO Renewal Application)

10 14. Complainant realleges and incorporates by reference the allegations contained in
11 Paragraphs 1 through 13 above with the same force and effect as though fully set forth herein.

12 15. On or about November 7, 2024, Respondent electronically signed and filed an
13 attestation for the renewal of his individual MLO license endorsement for the year 2025 using a
14 copy of his NMLS Individual Filing, also known as an MU2, that was previously attested on April
15 13, 2020. In his attestation filed on or about November 7, 2024, Respondent swore or affirmed that
16 the information contained in his online record—which included his April 13, 2020 MU2—was “true,
17 accurate and complete,” that he acknowledges that he has “a duty and agree[s] to expediently update
18 and correct the information as it changes,” and that Respondent has “updated the documents on file
19 with the jurisdiction(s) to disclose any new event or proceeding requiring an affirmative answer to
20 any Disclosure Question which has occurred since submission of my license/registration application
21 or renewal application to the applicable jurisdiction(s).”

22 16. In his April 13, 2020 MU2, which was the basis of his MLO license endorsement
23 renewal application for the year 2025, Respondent answered “No” to each of the following
24 Disclosure Questions:

25 **Regulatory Action**

26 (K) Has any State or federal regulatory agency or foreign financial
27 regulatory authority or self-regulatory organization (SRO) ever:

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(1) found you to have made a false statement or omission or been dishonest, unfair, or unethical?

(2) found you to have been involved in a violation of a financial services-related business regulation(s) or statute(s)?

(3) found you to have been a cause of a financial services-related business having its authorization to do business denied, suspended, revoked or restricted?

(4) entered an order against you in connection with a financial services-related activity?

[¶] . . . [¶]

(6) denied or suspended your registration or license or application for licensure, disciplined you, or otherwise by order, prevented you from associating with a financial services-related business or restricted your activities?

(7) barred you from association with an entity regulated by such commissions, authority, agency, or officer, or from engaging in a financial services-related business?

(8) issued a final order against you based on violations of any law or regulations that prohibit fraudulent, manipulative, or deceptive conduct?

(9) entered an order concerning you in connection with any license or registration?

[¶] . . . [¶]

(M) Based upon activities that occurred while you exercised control over an organization, has any State or federal regulatory agency or foreign financial regulatory authority or self-regulatory organization (SRO) ever taken any of the actions listed in (K) through (L)?

17. Based on the facts alleged above in Paragraph 6, Respondent failed to disclose the terms of the Consent Agreement with the Massachusetts Board in his responses to Disclosure Questions (K)(1), (K)(2), (K)(3), (K)(4), (K)(6), (K)(7), (K)(8), (K)(9), and (M). Such failures to disclose involve withholding information and/or making a material misstatement in an application for a license endorsement renewal, fail to meet the requirements of **Code sections 10166.05(c) and 10166.09(a), and California Code of Regulations, title 10, section 2758.3(a)**, and constitute grounds for the suspension or revocation of Respondent's MLO license endorsement pursuant to **Code sections 10166.051(a) and 10166.051(b)**.

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COSTS OF INVESTIGATION AND ENFORCEMENT

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

WHEREFORE, Complainant prays that a hearing be conducted on the allegations of this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action against all the licenses and license rights of Respondent JEREMY DARAB HAKIMI under the Real Estate Law, for the costs of investigation and enforcement as permitted by law, and for such other and further relief as may be proper under other applicable provisions of law.

Dated 12/12/2024, at Los Angeles, California.

Ray Gino Dagnino

for Jason Parson
Supervising Special Investigator

cc: JEREMY DARAB HAKIMI
Empire Capital Group Inc.
Jason Parson
Sacto.