

FILED

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DEPT. OF REAL ESTATE

By

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

No. H-43011 LA

JANET LOUISE FARLEY;
TREVOR BRENT VALENZUELA; and
JONATHAN GABRIEL SANCHEZ,

Respondent.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On or about September 11, 2025, Respondent JANET LOUISE FARLEY ("Respondent"), license no. 01005494, petitioned the Commissioner to voluntarily surrender her real estate broker license pursuant to California Business and Professions Code section 10100.2.

IT IS HEREBY ORDERED that Respondent's petition for voluntary surrender of her real estate 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 September 11, 2025 (attached as Exhibit "A" hereto). The license certificate(s) and pocket card(s) of Respondent 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:

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1 Department of Real Estate
2 Attn: Licensing Flag Section
3 651 Bannon St., Ste. 504
4 Sacramento, CA 95811

5 This Order shall become effective at 12 o'clock noon on November 26, 2025.

6 DATED: 11/4/2025.

7 CHIKA SUNQUIST
8 REAL ESTATE COMMISSIONER

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10 By Marcus L. McCarther
11 Chief Deputy Real Estate Commissioner
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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of	)	No. H-43011 LA
	)	
	)	
<u>JANET LOUISE FARLEY;</u>	)	
TREVOR BRENT VALENZUELA; and	)	
JONATHAN GABRIEL SANCHEZ,	)	
	)	
Respondents.	)	

DECLARATION

My name is JANET LOUISE FARLEY. I am a licensed real estate broker and/or have license rights with respect to said license (license no. 01005494). I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the California Government Code), I wish to voluntarily surrender my real estate license issued by the Department of Real Estate ("Department") pursuant to California Business and Professions Code section 10100.2.

I understand that by so voluntarily surrendering my license, I may be relicensed as a broker or as a salesperson, or issued a mortgage loan originator endorsement, only by

1 petitioning for reinstatement pursuant to California Government Code section 11522. I also
2 understand that by so voluntarily surrendering my license, I agree to the following:

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

5 2. It shall also be deemed to be an understanding and agreement by me that I
6 waive all rights I have to require the Commissioner to prove the allegations against me in the
7 Accusation filed in this matter at a hearing held in accordance with the provisions of the
8 Administrative Procedures Act (California Government Code sections 11400 et seq.), and that I
9 also waive other rights afforded to me in connection with the hearing, such as the right to
10 discovery, the right to present evidence in my defense, and the right to cross-examine witnesses.

11 3. I further agree that upon acceptance by the Commissioner, as evidenced by an
12 appropriate order, all affidavits, and all relevant evidence obtained by the Department in this
13 matter prior to the Commissioner's acceptance, all allegations contained with the Accusation
14 herein, and all evidence supporting the allegations described above, may be considered by the
15 Department to be true and correct for the purpose of deciding whether to grant licensure,
16 relicensure, and/or reinstatement pursuant to California Government Code section 11522 and/or
17 a similar code section.

18 4. I freely and voluntarily surrender all my licenses and license rights under the
19 Real Estate Law.

20 5. A copy of the Commissioner's Criteria of Rehabilitation is attached hereto. If
21 and when a petition application is made for licensure, relicensure, and/or reinstatement, the
22 Commissioner will consider as one of the criteria of rehabilitation whether or not restitution has
23 been made to any person or entity that has suffered monetary losses incurred through
24 "substantially related" acts or omissions by me whether or not such persons or entities are named
25 in the investigation in this case.

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1 6. Prior to issuance of any new or reinstated license, I shall pay the Department
2 its cost of investigation and enforcement. The total cost of investigation and enforcement is
3 \$8,055.20, and is only due upon issuance and/or reinstatement of a license to Respondent.

4 7. I cannot rescind my petition for voluntary surrender.

5 I declare under penalty of perjury under the laws of the State of California that the
6 above is true and correct and that this declaration was executed on September 11th, 2025,
7 at Louisburg, North Carolina.

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10 JANET LOUISE FARLEY
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