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**FILED**

**NOV 05 2025**

**DEPT. OF REAL ESTATE**

By- 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

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11 In the Matter of the Application of

DRE No. H-43160 LA

12 ELEVARE REAL ESTATE COLLECTIVE, INC.  
and BRADLEY S. SCHMETT, as the  
13 Designated Broker-Officer for Elevare Real Estate  
Collective, Inc.

STATEMENT OF ISSUES

14 Respondents.

16 The Complainant, Veronica Kilpatrick, a Supervising Special Investigator for the  
17 Department of Real Estate of the State of California, brings this Statement of Issues in her  
18 official capacity against ELEVARE REAL ESTATE COLLECTIVE, INC. and BRADLEY S.  
19 SCHMETT, as the Designated Broker-Officer for Elevare Real Estate Collective, Inc.  
20 (collectively "Respondents"), is informed and alleges as follows:

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

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STATEMENT OF FACTS

2. On May 1, 2025, Respondent ELEVARE REAL ESTATE COLLECTIVE, INC. (“ELEVARE”) made application to the Department for a real estate corporation license. Respondent BRADLEY S. SCHMETT (“SCHMETT”), aka Bradley Steven Schmett, is listed as the Broker-Officer for ELEVARE, to qualify said corporation and to act for said corporation as a real estate broker, pursuant to Code section 10211. Respondent SCHMETT is an officer or director of Respondent ELEVARE.

3. Pursuant to Code section 10159.2, as the designated Broker-Officer of ELEVARE, SCHMETT would be responsible for the supervision of the activities for which a license is required, by the officers, agents, real estate licensees, and employees of ELEVARE.

4. From October 26, 2000, through the present, Respondent SCHMETT has been licensed by the Department as a real estate broker, License ID 01275226. Respondent SCHMETT was previously licensed as a real estate salesperson from February 10, 2000, through October 25, 2000.

5. Respondent SCHMETT is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Code).

FIRST CAUSE FOR DENIAL – CONVICTIONS

6. On or about August 29, 2022, in the Superior Court of California, County of Riverside, Case No. INM2202873, Respondent SCHMETT was convicted on a plea of guilty for violating Vehicle Code section 23152(b) (driving with a blood alcohol content of 0.08 percent or more) and Vehicle Code section 20002(a) (hit and run), both misdemeanors.

7. On or about January 29, 2025, in the Superior Court of California, County of Riverside, Case No. INM2404607, Respondent SCHMETT was convicted on a plea of guilty for

1 violating Vehicle Code section 23152(b) (driving with a blood alcohol content of 0.08 percent or  
2 more), a misdemeanor.

3 8. The convictions alleged above in Paragraphs 6 and 7, and the circumstances  
4 surrounding said convictions, are substantially related to the qualifications, functions, or duties  
5 of a real estate licensee under the California Code of Regulations, Title 10, Chapter 6, Regulation  
6 2910.

7 9. The crimes of which Respondent SCHMETT was convicted, as alleged above in  
8 Paragraphs 6 and 7, constitute cause for the denial of Respondent ELEVARE's application for a  
9 real estate corporation license and Respondent SCHMETT as the designated broker-officer for  
10 ELEVARE pursuant to Business and Professions Code sections 475(a)(2), 480(a), and 10177(b).

11 In Aggravation

12 10. On May 20, 2025, an Accusation was filed against Respondent SCHMETT in  
13 Department Case No. H-05862 SD. The Accusation alleged cause to discipline Respondent  
14 SCHMETT'S individual real estate broker license based on the convictions described above in  
15 Paragraphs 6 and 7, and Respondent SCHMETT's failure to timely report the convictions to the  
16 Department as required under Code section 10186.2.

17 11. The Accusation is currently pending.

18 12. These proceedings are brought under the provisions of Section 10100, Division 4  
19 of the Business and Professions Code of the State of California and Sections 11500 through  
20 11528 of the California Government Code.

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