

FILED

MAY 29 2026

DEPT. OF REAL ESTATE

By

1 Department of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 559-5990
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8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation Against

12 YOUHAO ZHENG,

13
14 Respondent.

) DRE No. H-43205 LA
) OAH No. 2026020658
)
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)
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)

STIPULATION AND AGREEMENT
IN SETTLEMENT AND ORDER

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16 It is hereby stipulated by and between Respondent YOUHAO ZHENG
17 ("Respondent"), acting by and through his attorney Mary M. Sun, Esq., and the Complainant,
18 acting by and through Judith A. Buranday, Counsel for the Department of Real Estate, as follows
19 for the purpose of settling and disposing of the Accusation ("Accusation") filed on November
20 18, 2025, in this matter:

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

26 2. Respondent has received and read, and understands the Statement to
27

STIPULATION AND AGREEMENT IN SETTLEMENT AND ORDER

Respondent, the Discovery Provisions of the APA and the Accusation filed by the Department of Real Estate ("Department") in this proceeding.

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

4. Respondent hereby admits that the factual allegations of the Accusation filed in this proceeding are true and correct and the Real Estate Commissioner shall not be required to provide further evidence of such allegations.

5. This Agreement is made for the purpose of reaching an agreed disposition of this proceeding and is expressly limited to this proceeding and not any other proceeding or case in which the Department, or another licensing agency of this state, another state, or the federal government is involved, and otherwise shall not be admissible in any criminal or civil proceeding.

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

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1 7. The Order or any subsequent Order of the Real Estate Commissioner made
2 pursuant to this Agreement shall not constitute an estoppel, merger or bar to any further
3 administrative or civil proceedings by the Department with respect to any matters which were
4 not specifically alleged to be causes for accusation in this proceeding.

5 DETERMINATION OF ISSUES

6 By reason of the foregoing, it is stipulated and agreed that the following
7 determination of issues shall be made:

8 The conduct, acts or omissions of Respondent, as set forth in the Accusation, are
9 grounds for the suspension or revocation of the real estate licenses and license rights of
10 Respondent under the provision of California Business and Professions Code ("Code") sections
11 10176(a), 10176(i), 10177(c), 10177(d), 10177(j), and/or 10177(g).

12 ORDER

13 WHEREFORE, THE FOLLOWING ORDER is hereby made:

14 I.

15 All licenses and licensing rights of Respondent under the Real Estate Law are revoked;
16 provided, however, a restricted real estate salesperson license shall be issued to Respondent
17 pursuant to Section 10156.5 of the Code if Respondent makes application therefor and pays to
18 the Department the appropriate fee for the restricted license within ninety (90) days from the
19 effective date of this Decision and Order. The restricted license issued to Respondent shall be
20 subject to all of the provisions of Section 10156.7 of the Code and to the following limitations,
21 conditions and restrictions imposed under authority of Section 10156.6 of that Code:

22 1. The restricted license issued to Respondent may be suspended prior to hearing by
23 Order of the Commissioner in the event of Respondent's conviction or plea of nolo contendere to
24 a crime which is substantially related to Respondent's fitness or capacity as a real estate licensee.

25 2. The restricted license issued to Respondent may be suspended prior to hearing by
26 Order of the Real Estate Commissioner on evidence satisfactory to the Commissioner that
27 Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands

1 Law, Regulations of the Real Estate Commissioner or conditions attaching to the restricted
2 license.

3 3. Respondent shall not be eligible to petition for the issuance of any unrestricted real
4 estate license nor for removal of any of the conditions, limitations or restrictions of a restricted
5 license until two (2) years have elapsed from the effective date of this Decision and Order.
6 Respondent shall not be eligible to apply for any unrestricted license until all restrictions
7 attaching to the license have been removed.

8 4. Respondent shall submit with any application for license under an employing broker,
9 or any application for transfer to a new employing broker, a statement signed by the prospective
10 employing real estate broker on a form approved by the Department which shall certify:

11 (a) That the employing broker has read the Decision and Order of the
12 Commissioner which granted the right to a restricted license; and

13 (b) That the employing broker will exercise close supervision over the
14 performance by the restricted licensee relating to activities for which a real estate license is
15 required.

16 (INVESTIGATION AND ENFORCEMENT COSTS)

17 II.

18 Respondent shall pay the Commissioner's reasonable costs of the investigation
19 and enforcement which led to this disciplinary action. The total amount of said investigation
20 (\$4,585.80) and enforcement (\$554.40) costs is \$5,140.20. Said payment shall be in the form of a
21 cashier's check made payable to the Department of Real Estate. The investigation and
22 enforcement costs must be delivered to the Department of Real Estate, Flag Section, at 651
23 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this Decision and
24 Order. If Respondent fails to satisfy this condition in a timely manner as provided for herein, all
25 licenses and licensing rights of Respondent shall be automatically suspended unless or until
26 Respondent pays the costs of the investigation and enforcement.

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1 (ETHICS COURSE)

2 IV.

3 All licenses and licensing rights of Respondent are indefinitely suspended unless
4 or until Respondent provides proof satisfactory to the Commissioner, of having taken and
5 successfully completed the continuing education course on ethics specified in paragraph (1) of
6 subdivision (a) of Code section 10170.5. Proof of satisfaction of this requirement includes
7 evidence that Respondent has successfully completed the ethics continuing education course, no
8 earlier than 120 days prior to the effective date of the Decision and Order in this matter. Proof of
9 completion of the ethics course must be delivered to the Department of Real Estate, Flag Section
10 at 651 Bannon Street, Suite 504, Sacramento, CA 95811, prior to the effective date of this
11 Decision and Order.

12 (PROFESSIONAL RESPONSIBILITY EXAM)

13 V.

14 Respondent shall, within six (6) months from the effective date of this Decision
15 and Order, take and pass the Professional Responsibility Examination administered by the
16 Department including the payment of the appropriate examination fee. If Respondent fails to
17 satisfy this condition, Respondent's restricted real estate license shall automatically be suspended
18 until Respondent passes the examination.

19
20 DATED: 5/1/2026


Judith A. Buranday, Counsel for the
Department of Real Estate

22 EXECUTION OF THE AGREEMENT

23 Respondent has read the Agreement and has discussed it with counsel.
24 Respondent understands its terms and they are agreeable and acceptable. Respondent
25 understands that Respondent is waiving rights given to Respondent by the California
26 Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and
27 11513 of the Government Code), and Respondent willingly, intelligently and voluntarily waive

1 those rights, including the right of requiring the Commissioner to prove the allegations in the
2 Accusation at a hearing at which Respondent would have the right to cross-examine witnesses
3 against it and to present evidence in defense and mitigation of the charges.

4 Respondent shall mail the original signed signature page of the stipulation herein
5 to Judith Buranday, Attention: Legal Section, Department of Real Estate, 320 W. Fourth St.,
6 Suite 350, Los Angeles, California 90013-1105.

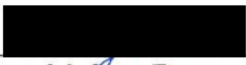
7 In the event of time constraints before an administrative hearing, Respondent can
8 signify acceptance and approval of the terms and conditions of this Agreement by emailing a
9 scanned copy of the signature page, as actually signed by Respondent, to Judith Buranday, Real
10 Estate Counsel, at Judith.Buranday@dre.ca.gov. Respondent agrees, acknowledges and
11 understands that by electronically sending the Department a scan of Respondent's actual
12 signature as it appears on the Agreement that receipt of the scan by the Department shall be
13 binding on Respondent as if the Department had received the original signed Agreement.
14 Respondent shall also mail the original signed signature page of this Agreement to the
15 Department counsel.

16 Respondent's signature below constitutes acceptance and approval of the terms
17 and conditions of this Agreement. Respondent agrees, acknowledges and understands that by
18 signing this Agreement, Respondent is bound by its terms as of the date of such signatures and
19 that this agreement is not subject to rescission or amendment at a later date except by a separate
20 Decision and Order of the Real Estate Commissioner.

21 DATED: 04/29/26

22 
23 YOUHAO ZHENG
Respondent

24 DATED: 4/30/2026

25 
26 Mary M. Sun, Esq.
Counsel for Respondent
27 *Approved as to Form and Content*

Signature: Alan Zheng
You Hao Zheng (Apr 29, 2026 22:10:47 PDT)
Email: alanzheng.realtor@gmail.com

The foregoing Stipulation and Agreement is hereby adopted as my Decision as to Respondent YOUHAO ZHENG and shall become effective at 12 o'clock noon on

6/18/26.

IT IS SO ORDERED 5/21/2024.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner