

FILED

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DEPT. OF REAL ESTATE

By

JUDITH A. BURANDAY, Counsel (SBN 278115)

Department of Real Estate

320 West 4th Street, Suite 350

Los Angeles, California 90013-1105

Tel: (213) 559-5990

Direct: (213) 443-9263

E-mail: Judith.Buranday@dre.ca.gov

Attorney for Complainant

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation Against,) DRE No. H-43303 LA

CHRIS JIN RIM,

Respondent.

ACCUSATION

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, for cause of Accusation against CHRIS JIN RIM ("Respondent") alleges as follows:

1.

The Complainant, Veronica Kilpatrick, a Supervising Special Investigator of the State of California, makes this Accusation in her official capacity.

2.

Respondent has licensing rights as a designated officer for corporate real estate broker Rim & Associates, Inc. pursuant to California Business and Professions Code ("Code") section 10211. Respondent's officer ID is 01342532. Respondent, as an officer, is authorized only to act as a real estate broker for and on behalf of Rim & Associates, Inc., pursuant to Code section 10159.

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ACCUSATION

- 1 -

1 CRIMINAL CONVICTION

2 3.

3 a. On or about June 26, 2023, in the Superior Court of California, County of
4 Riverside, Case No. RIF2302823, a felony complaint was filed against Respondent.

5 b. On or about July 14, 2025, in Case No. RIF2302823, Respondent was
6 convicted on a plea of guilty for violating Penal Code sections 273.5(a) (inflict corporal injury
7 on spouse), 236 (false imprisonment), and 422 (criminal threats of great bodily injury and
8 death), which were reduced to misdemeanors pursuant to Penal Code section 17(b). The court
9 placed Respondent on summary probation for thirty-six (36) months under certain terms and
10 conditions, including in part, serving one hundred and eighty (180) days in county jail with
11 credit for time served and one hundred and seventy-six (176) days in the Work Release
12 Program. The court issued a criminal protective order prohibiting any negative contact with the
13 victim through July 14, 2028.

14 4.

15 The conviction, as described in Paragraph 3 above, bears a substantial
16 relationship under Section 2910, Title 10, Chapter 6, of the California Code of Regulations to
17 the qualifications, functions or duties of a real estate licensee.

18 5.

19 The crimes for which Respondent was convicted, as described in Paragraph 3
20 above, constitute cause under Code sections 490 and 10177(b) for the suspension or revocation
21 of the license and license rights of Respondent under the Real Estate Law.

22 FAILURE TO REPORT FELONY COMPLAINT AND CONVICTION

23 6.

24 Pursuant to Section 10186.2 of the Code, a licensee shall report, in writing,
25 "[t]he bringing of a criminal complaint, information, or indictment charging a felony against
26 the licensee" and "[t]he conviction of the licensee, including any verdict of guilty, or plea of
27 guilty or no contest, of any felony or misdemeanor" to the Department within thirty (30) days
28

1 of the charging of the felony and the date of conviction. Respondent failed to timely report in
2 writing to the Department the felony complaint and conviction described in Paragraph 3 above.

3 7.

4 Respondent's failure to timely report the felony complaint and conviction
5 described in Paragraph 3 above constitutes cause under Section 10186.2 of the Code for the
6 suspension or revocation of the license and license rights of Respondent under the Real Estate
7 Law.

8 COSTS OF INVESTIGATION AND ENFORCEMENT

9 8.

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

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

20
21 Dated at San Diego, California this 28 day of July, 2026.

22 
23
24 Veronica Kilpatrick
25 Supervising Special Investigator

26 cc: CHRIS JIN RIM
27 Rim & Associates, Inc.
28 Veronica Kilpatrick
Sacto.