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FILED
JUN - 8 2007
DEPARTMENT OF REAL ESTATE
K. Meierhold

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

| | | |
|------------------------------------|---|----------------|
| In the Matter of the Accusation of |) | No. H-32082 LA |
| |) | |
| TEAMWORK REALTY INC.; |) | |
| and, MARTIN DELAMORA, |) | |
| individually and as designated |) | |
| officer of Teamwork Realty Inc., |) | |
| |) | |
| Respondents. |) | |

ORDER EXTENDING TIME

On May 3, 2007, a Decision was rendered herein suspending the real estate broker licenses of Respondents TEAMWORK REALTY INC.; and, MARTIN DELAMORA, individually and as designated officer of Teamwork Realty Inc. Said suspension provided for the staying of the suspension upon payment of a monetary payment. The effective date is June 8, 2007. On May 22, 2007, Respondent MARTIN DELAMORA, requested a 60-day extension of the time in order to pay the monetary penalty.

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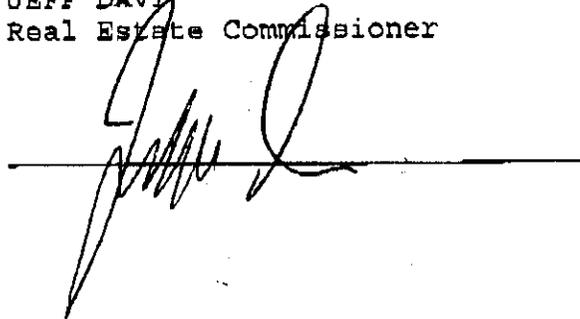
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Good cause having been shown, the time during which
Respondent must complete the conditions described above is
hereby extended to AUG - 7 , 2007.

This Order shall be effective immediately.

DATED: 6-8 , 2007

JEFF DAVIS
Real Estate Commissioner



FILED
MAY 10 2007
DEPARTMENT OF REAL ESTATE

R. Ruedenholz

1 ELLIOTT MAC LENNAN, SBN 66674
Department of Real Estate
2 320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105
3
4 Telephone: (213) 576-6911 (direct)
-or- (213) 576-6982 (office)

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

| | | | |
|----|------------------------------------|---|--------------------|
| 11 | In the Matter of the Accusation of |) | No. H-32082 LA |
| 12 | |) | |
| 13 | TEAMWORK REALTY INC.; |) | <u>STIPULATION</u> |
| 14 | and MARTIN DELAMORA, |) | <u>AND</u> |
| 15 | individually and as |) | <u>AGREEMENT</u> |
| 16 | designated officer of |) | |
| 17 | Teamwork Realty Inc., |) | |
| 18 | |) | |
| | Respondents. |) | |

19 It is hereby stipulated by and between Respondents
20 TEAMWORK REALTY INC., and MARTIN DELAMORA, individually and as
21 designated officer of Teamwork Realty Inc. sometimes collectively
22 referred to as "Respondents"), and the Complainant, acting by and
23 through Elliott Mac Lennan, Counsel for the Department of Real
24 Estate, as follows for the purpose of settling and disposing of
25 the Accusation filed on July 15, 2005, in this matter:

26 ///

1 1. All issues which were to be contested and all
2 evidence which was to be presented by Complainant and Respondents
3 at a formal hearing on the Accusation, which hearing was to be
4 held in accordance with the provisions of the Administrative
5 Procedure Act ("APA"), shall instead and in place thereof be
6 submitted solely on the basis of the provisions of this
7 Stipulation and Agreement ("Stipulation").

8 2. Respondents have received, read and understand the
9 Statement to Respondent, the Discovery Provisions of the APA and
10 the Accusation filed by the Department of Real Estate in this
11 proceeding.

12 3. Respondents filed a Notice of Defense pursuant to
13 Section 11506 of the Government Code for the purpose of
14 requesting a hearing on the allegations in the Accusation as
15 amended in court on June 7, 2006. Respondents hereby freely and
16 voluntarily withdraw said Notice of Defense. Respondents
17 acknowledge that they understand that by withdrawing said Notice
18 of Defense they thereby waive their right to require the
19 Commissioner to prove the allegations in the Accusation at a
20 contested hearing held in accordance with the provisions of the
21 APA and that they will waive other rights afforded to them in
22 connection with the hearing such as the right to present evidence
23 in their defense the right to cross-examine witnesses.

24 4. This Stipulation is based on the factual
25 allegations contained in the Accusation. In the interest of
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1 expedience and economy, Respondents choose not to contest these
2 allegations, but to remain silent and understand that, as a
3 result thereof, these factual allegations, without being admitted
4 or denied, will serve as a prima facie basis for the disciplinary
5 action stipulated to herein. The Real Estate Commissioner shall
6 not be required to provide further evidence to prove said factual
7 allegations.

8 5. This Stipulation and Respondent's decision not to
9 contest the Accusation is made for the purpose of reaching an
10 agreed disposition of this proceeding and is expressly limited to
11 this proceeding and any other proceeding or case in which the
12 Department of Real Estate ("Department"), the state or federal
13 government, or any agency of this state, another state or federal
14 government is involved, and otherwise shall not be admissible in
15 any other criminal or civil proceedings.

16 6. It is understood by the parties that the Real
17 Estate Commissioner may adopt this Stipulation as his Decision in
18 this matter thereby imposing the penalty and sanctions on
19 Respondents' real estate licenses and license rights as set forth
20 in the below "Order". In the event that the Commissioner in his
21 discretion does not adopt the Stipulation, the Stipulation shall
22 be void and of no effect and Respondents shall retain the right
23 to a hearing and proceeding on the Accusation under the
24 provisions of the APA and shall not be bound by any stipulation
25 or waiver made herein.
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27

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

7 8. Respondents understand that by agreeing to this
8 Stipulation, Respondents agree to pay, pursuant to Business and
9 Professions Code Section 10148, the cost of the audit which led
10 to this disciplinary action. The amount of said cost is
11 \$5,378.50. (Audit Reports LA 020419/LA 020450).

12 9. Respondents have received, read, and understand the
13 "Notice Concerning Costs of Subsequent Audit". Respondents
14 further understand that by agreeing to this Stipulation, the
15 findings set forth below in the Determination of Issues become
16 final, and the Commissioner may charge Respondents for the cost
17 of any subsequent audit conducted pursuant to Business and
18 Professions Code Section 10148 to determine if the violations
19 have been corrected. The maximum cost of the subsequent audit
20 will not exceed \$5,378.50.

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DETERMINATION OF ISSUES

1
2 By reason of the foregoing, it is stipulated and agreed
3 that the following determination of issues shall be made:

I.

4
5 The conduct of TEAMWORK REALTY INC., and MARTIN
6 DELAMORA, as described in Paragraph 4, above, is in violation of
7 Section 10145, 10176(a) and 10177(k) of the Business and
8 Professions Code ("Code") and Sections 2831, 2831.1, 2831.2,
9 2832.1, 2832(d), 2950(d), 2950(g), 2950(i) and 2951 of Title 10,
10 Chapter 6 of the California Code of Regulations ("Regulations")
11 and is a basis for the suspension or revocation of Respondent's
12 license and license rights pursuant to Code Sections 10176(a),
13 10177(d), 10177(g) and 10177(k).

II.

14
15 The conduct of MARTIN DELAMORA, as described in
16 Paragraph 4, above, constitutes a failure to keep TEAMWORK REALTY
17 INC. in compliance with the Real Estate Law during the time that
18 he was the officer designated by a corporate broker licensee in
19 violation of Section 10159.2 of the Code. This conduct is a
20 basis for the suspension or revocation of Respondent's license
21 pursuant to Code Section 10177(h).

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ORDER

WHEREFORE, THE FOLLOWING ORDER is hereby made:

I.

The restricted real estate broker license of Respondent TEAMWORK REALTY INC., and the real estate broker license of MARTIN DELAMORA, under the Real Estate Law are revoked; provided, however, a new restricted real estate broker license shall be issued to TEAMWORK REALTY INC., and a restricted real estate broker license shall be issued to MARTIN DELAMORA, pursuant to Section 10156.5 of the Business and Professions Code if

Respondents:

(A) Make application thereof and pays to the Department of Real Estate the appropriate fee for the restricted license within ninety (90) days from the effective date of this Decision.

(B) Respondent MARTIN DELAMORA shall, prior to and as a condition of the issuance of the new restricted license, submit proof satisfactory to the Commissioner of having taken and successfully completed the continuing education course on trust fund accounting and handling specified in paragraph (3) of subdivision (a) of Section 10170.5 of the Business and Professions Code. Proof of satisfaction of this requirement includes evidence that Respondent has successfully completed the trust fund account and handling continuing education course within 120 days prior to the effective date of the Decision in this matter.

1 (C) Respondent MARTIN DELAMORA shall within six (6)
2 months from the effective date of the restricted license, take
3 and pass the Professional Responsibility Examination administered
4 by the Department including the payment of the appropriate
5 examination fee. If Respondent fails to satisfy this condition,
6 the Commissioner may order suspension of the restricted license
7 until Respondent passes the examination.

8 The restricted licenses issued to Respondents shall be
9 subject to all of the provisions of Section 10156.7 of the
10 Business and Professions Code and to the followings limitations,
11 conditions and restrictions imposed under authority of Section
12 10156.6 of that Code:

13 1. The restricted license issued to Respondents may be
14 suspended prior to hearing by Order of the Real Estate
15 Commissioner in the event of a Respondent's conviction or plea of
16 nolo contendere to a crime which is substantially related to a
17 Respondent's fitness or capacity as a real estate licensee.

18 2. The restricted licenses issued to Respondents may
19 be suspended prior to hearing by Order of the Real Estate
20 Commissioner on evidence satisfactory to the Commissioner that a
21 Respondent has violated provisions of the California Real Estate
22 Law, the Subdivided Lands Law, Regulations of the Real Estate
23 Commissioner or conditions attaching to the restricted license.

24 3. Respondents shall not be eligible to apply for the
25 issuance of an unrestricted real estate license nor for the
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1 removal of any of the conditions, limitations or restrictions of
2 a restricted license until two (2) years have elapsed from the
3 effective date of this Decision.

4 4. Respondent MARTIN DELAMORA shall, within nine (9)
5 months from the effective date of this Decision, present evidence
6 satisfactory to the Real Estate Commissioner that Respondent has,
7 since the most recent issuance of an original or renewal real
8 estate license, taken and successfully completed the continuing
9 education requirements of Article 2.5 of Chapter 3 of the Real
10 Estate Law for renewal of a real estate license. If Respondent
11 fails to satisfy this condition, the Commissioner may order the
12 suspension of the restricted license until Respondent presents
13 such evidence. The Commissioner shall afford Respondent the
14 opportunity for a hearing pursuant to the Administrative
15 Procedure Act to present such evidence.
16

17 5. Prior to the effective of the Decision herein,
18 Respondent shall first provide evidence satisfactory to the
19 Commissioner that the trust fund deficit set forth in the
20 Accusation and in Audit Reports LA 020419/LA 020450, the amount
21 of \$51,177.46, as of May 31, 2003, has been cured, including the
22 identification of the source of funds used to cure the deficit.

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II.

1
2 All licenses and licensing rights of Respondents
3 TEAMWORK REALTY INC., and MARTIN DELAMORA are suspended for a
4 period of sixty (60) days from the effective date of this
5 Decision.

6 A. Provided, however, that if a Respondent petitions,
7 said sixty (60) suspension shall be stayed for two (2) years upon
8 condition that:

9 1. Respondents pay a monetary penalty pursuant to
10 Section 10175.2 of the Business and Professions Code at the rate
11 of \$100.00 per day for each day of the suspension for a total
12 monetary penalty of \$6,000.00 each or \$12,000.00 total.

13 2. Said payment shall be in the form of a cashier's
14 check or certified check made payable to the Recovery Account of
15 the Real Estate Fund. Said check must be received by the
16 Department prior to the effective date of the Decision in this
17 matter.

18 3. No further cause for disciplinary action against
19 the real estate license of a Respondent occurs within two (2)
20 years from the effective date of the Decision in this matter.

21 4. If Respondents fail to pay the monetary penalty in
22 accordance with the terms of the Decision, the Commissioner may,
23 without a hearing, order the immediate execution of all or any
24 part of the stayed suspension, in which event Respondents shall
25 not be entitled to any repayment nor credit, prorated or
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1 otherwise, for money paid to the Department under the terms of
2 this Decision.

3 5. If Respondents pay the monetary penalty and if no
4 further cause for disciplinary action against the real estate
5 license of Respondent occurs within two (2) years from the
6 effective date of the Decision, the stay hereby granted shall
7 become permanent.

8
9 III.

10 Pursuant to Section 10148 of the Business and
11 Professions Code, Respondents shall pay the Commissioner's
12 reasonable cost for (a) the audits which led to this disciplinary
13 action and (b) a subsequent audits to determine if Respondent
14 TEAMWORK REALTY INC. is now in compliance with the Real Estate
15 Law. The cost of the audit which led to this disciplinary action
16 is \$5,378.50. In calculating the amount of the Commissioner's
17 reasonable cost, the Commissioner may use the estimated average
18 hourly salary for all persons performing audits of real estate
19 brokers, and shall include an allocation for travel time to and
20 from the auditor's place of work. Said amount for the prior and
21 subsequent audits shall not exceed \$10,757.00. Respondents are
22 jointly and severally liable for the cost of the audits.

23
24 Respondents shall pay such cost within 60 days of
25 receiving an invoice from the Commissioner detailing the
26 activities performed during the audit and the amount of time
27 spent performing those activities.

1 The Commissioner may suspend the license of Respondents
2 pending a hearing held in accordance with Section 11500, et seq.,
3 of the Government Code, if payment is not timely made as provided
4 for herein, or as provided for in a subsequent agreement between
5 the Respondents and the Commissioner. The suspension shall
6 remain in effect until payment is made in full or until a
7 Respondent enters into an agreement satisfactory to the
8 Commissioner to provide for payment, or until a decision
9 providing otherwise is adopted following a hearing held pursuant
10 to this condition.

11
12 DATED: 3-27-07

EJL
ELLIOTT MAC LENNAN, Counsel for
the Department of Real Estate

13
14 * * *

15 EXECUTION OF THE STIPULATION

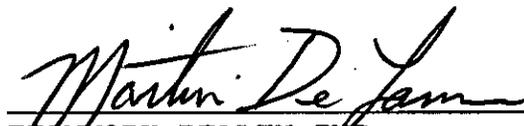
16 We have read the Stipulation. Its terms are understood
17 by us and are agreeable and acceptable to us. We understand that
18 we are waiving rights given to us by the California
19 Administrative Procedure Act (including but not limited to
20 Sections 11506, 11508, 11509 and 11513 of the Government Code),
21 and we willingly, intelligently and voluntarily waive those
22 rights, including the right of requiring the Commissioner to
23 prove the allegations in the Accusation at a hearing at which we
24 would have the right to cross-examine witnesses against us and to
25 present evidence in defense and mitigation of the charges.
26
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MAILING AND FACSIMILE

1 Respondent(s) (1) shall mail the original signed
2 signature page of the stipulation herein to Elliott Mac Lennan:
3 Attention: Legal Section, Department of Real Estate, 320 W.
4 Fourth St., Suite 350, Los Angeles, California 90013-1105.
5 Additionally, Respondent(s) shall also (2) facsimile a copy of
6 signed signature page, to the Department at the following
7 telephone/fax number: (213) 576-6917, Attention: Elliott Mac
8 Lennan.
9

10 A facsimile constitutes acceptance and approval of the
11 terms and conditions of this stipulation. Respondent(s) agrees,
12 acknowledges and understands that by electronically sending to
13 the Department a facsimile copy of Respondent's actual signature
14 as it appears on the stipulation, that receipt of the facsimile
15 copy by the Department shall be as binding on Respondent(s) as if
16 the Department had received the original signed stipulation.
17

18
19
20 DATED: APRIL 11, 2007



TEAMWORK REALTY INC.
BY: MARTIN DELAMORA, D.O.
Respondent

21
22
23
24 DATED: APRIL 11, 2007



MARTIN DELAMORA, individually and
as designated officer of Teamwork
Realty Inc., Respondent

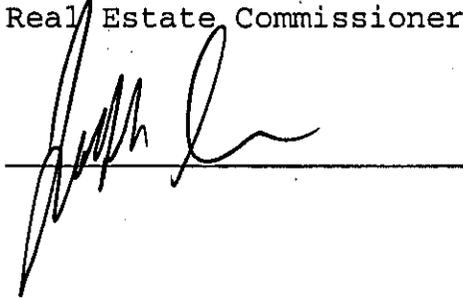
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The foregoing Stipulation and Agreement is hereby
adopted as my Decision as to Respondents TEAMWORK REALTY INC.,
and MARTIN DELAMORA, individually and as designated officer of
Teamwork Realty Inc. and shall become effective at 12 o'clock
noon on JUN - 8, 2007

IT IS SO ORDERED S/3, 2007

JEFF DAVI
Real Estate Commissioner



Handwritten initials/signature

FILED
JUL 15 2005
DEPARTMENT OF REAL ESTATE

1 ELLIOTT MAC LENNAN, SBN 66674
Department of Real Estate
2 320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105
3
4 Telephone: (213) 576-6911 (direct)
-or- (213) 576-6982 (office)

By *K. Stulabky*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

| | | | |
|----|------------------------------------|---|----------------------------|
| 11 | In the Matter of the Accusation of |) | No. H-32082 LA |
| 12 | TEAMWORK REALTY INC.; |) | <u>A C C U S A T I O N</u> |
| 13 | and, MARTIN DELAMORA, |) | |
| 14 | individually and as designated |) | |
| 15 | officer of Teamwork Realty Inc., |) | |
| 16 | Respondents. |) | |

17 The Complainant, Janice Wadell, a Deputy Real Estate
18 Commissioner of the State of California, for cause of Accusation
19 against TEAMWORK REAL ESTATE INC., and MARTIN DELAMORA,
20 individually and as designated officer of Teamwork Real Estate
21 Inc., is informed and alleges as follows:

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1.

The Complainant, Janice Wadell, a Deputy Real Estate Commissioner of the State of California makes this Accusation in her official capacity.

2.

All references to the "Code" are to the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

3.

TEAMWORK REAL ESTATE INC., (hereinafter "TRI") and MARTIN DELAMORA, individually and as designated officer of Teamwork Real Estate Inc., (hereinafter "DELAMORA") (sometimes hereinafter collectively referred to as Respondents) are presently licensed or have license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code").

LICENSE HISTORY

4.

At all times material herein, TRI was licensed by the Department of Real Estate of the State of California (hereinafter "Department") as a restricted corporate real estate broker, as more fully set forth below in Paragraph 12 "PRIOR DEPARTMENTAL ACTION" by and through DELAMORA, as the designated officer and broker responsible, pursuant to Code Section 10159.2 of the Business and Professions Code for supervising the activities

1 requiring a real estate license conducted on behalf TRI of by
2 TRI's officers, agents and employees.

3 TRI was originally licensed on June 16, 1995. On
4 September 5, 2000, TRI's real estate broker license was
5 restricted pursuant to H-28100 LA, as per Paragraph 12, below.
6 DELAMORA was originally licensed as a real estate salesperson on
7 May 13, 1992 and as a real estate broker on April 17, 1997.
8 DELAMORA has been the designated officer of TRI since October 8,
9 1997.

10 5.

11 All further references to "Respondents", unless
12 otherwise specified, includes the parties identified in
13 Paragraphs 3 and 4, above, and also includes the officers,
14 directors, managers, employees, agents and/or real estate
15 licensees employed by or associated with said parties, who at all
16 times material herein were engaged in the furtherance of the
17 business or operations of said parties and who were acting within
18 the course and scope of their authority, agency, or employment.
19

20 6.

21 At all times material herein, Respondent TRI engaged in
22 the business as a real estate broker as follows:

23 A. Code Section 10131(a) of the Code. TRI operated a
24 residential property resale brokerage; and

25 B. Conducted broker-controlled escrows as an escrow
26 holder, servicer and/or agent, through its escrow division, ReMax
27

1 Teamwork Realty Escrow Division, under the exemption set forth in
2 California Financial Code Section 17006(a)(4) for real estate
3 brokers performing escrows incidental to a real estate
4 transaction where the broker is a party and where the broker is
5 performing acts for which a real estate license is required.

6 FIRST CAUSE OF ACTION

7 (Audit Violations)

8 7.

9 On July 25, 2003, the Department completed an audit
10 examination of the books and records of TRI pertaining to its
11 residential resale property and broker-escrow activities,
12 requiring a real estate license as described in Paragraph 4. The
13 audit examination covered a period of time beginning July 1, 2001
14 to May 31, 2003. The audit examination revealed violations of
15 the Code and the Regulations as set forth below, and more fully
16 discussed in Audit Report LA 020419 and LA 020450 and the
17 exhibits and workpapers attached to said audit report.

18
19 8.

20 At all times material herein, in connection with the
21 activities described in Paragraph 6, above, Respondents TRI and
22 DELAMORA accepted or received funds including funds in trust
23 (hereinafter "trust funds") from or on behalf of actual or
24 prospective parties to transactions handled by Respondents TRI
25 and DELAMORA including purchasers, sellers, borrowers, lenders
26 and escrow-holders, and thereafter made deposits and or
27

1 disbursements of such funds. From time to time herein mentioned
2 during the audit period, said trust funds were deposited and/or
3 maintained by Respondents TRI and DELAMORA in the accounts as
4 follows:

5 "Teamwork Realty Inc. dba ReMax Teamwork Realty - Trust Account"
6 Account No. 1891613695"
7 Commerica Bank-California Upland, California
8 Inglewood, California

9 ("T/A #1")

10 "Teamwork Realty Inc. dba ReMax Teamwork Realty Escrow Division
11 - Trust Account"
12 Account No. 1891613646"
13 Commerica Bank-California Upland, California
14 Inglewood, California

15 ("T/A #2")

16 9.

17 In the course of activities described in Paragraphs 6
18 and 8, above, and during the examination period described in
19 Paragraph 7, Respondents TRI and DELAMORA, acted in violation of
20 the Code and the Regulations in that:

21 (a) as of May 31, 2003, the escrow trust account had a
22 shortage in the amount of approximately \$51,177.46. Respondents
23 TRI and DELAMORA caused, permitted and/or allowed, the withdrawal
24 or disbursement of trust funds from the escrow trust account T/A
25 #2, thereby reducing the balance of funds in the account to an
26 amount less than the aggregate trust fund liability of the broker
27 to all owners of the trust funds without prior written consent of
every principal who then was an owner of funds in the account, in

1 violation of Code Section 10145 and Regulations 2832.1, 2950(d),
2 2950(g) and 2951.

3 (b) Failed to maintain an adequate control record in
4 the form of a columnar record in chronological order of all trust
5 funds received, deposited into, and disbursed from the trust
6 account T/A #1, in violation of Code Section 10145 and
7 Regulations 2831, 2950(d) and 2951.

8 (c) Failed to maintain a separate record for each
9 beneficiary or transaction, thereby failing to account for all
10 trust funds received, deposited into and disbursed from the trust
11 account T/A #1, as required by Code Section 10145 and Regulation
12 2831.1, 2950(d) and 2951.

13 (d) Failed to perform a monthly reconciliation of the
14 balance of all separate beneficiary or transaction records
15 maintained pursuant to Regulation 2831.1 with the record of all
16 trust funds received and disbursed by the escrow trust account.
17 T/A #1, as required by Code Section 10145 and Regulations 2831.2,
18 2950(d) and 2951.

19 (e) Failed to place trust funds, including earnest
20 money deposits, accepted on behalf of another into the hands of
21 the owner of the funds, a neutral escrow depository or into a
22 trust fund account in the name of the trustee at a bank or other
23 financial institution not later than three business days
24 following receipt of the funds by the broker or by the broker's
25 salesperson as stated on the Residential Purchase Agreements and
26
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1 Joint Escrow Instructions and/or Counter Offers including Hugo
2 Ventura, Myung Sook Youn, Mario Argueta, and Antonio Sepulveda,
3 as required by Code Section 10145 and Regulation 2832(d), 2950(d)
4 and 2951.

5 (f) Misrepresented to below-mentioned sellers that TRI
6 held earnest money deposits for the sellers pursuant to the such
7 statements made on the real estate Residential Purchase
8 Agreements and Joint Escrow Instructions and/or Counter Offers,
9 in violation of Section 10176(a) and/or 10177(g): Sellers Hugo
10 Ventura, Myung Sook Youn, Mario Argueta, Jose Curiel, Antonio
11 Sepulveda, Tony Medel, and Francisco Corona.

12 (g) At the close of escrow, failed to render to each
13 principal of an escrow transaction, including but not limited to
14 Gonzales/Santana, Diaz/Carrasco, Corona/Ruiz, Cruz/Washington
15 Mutual, and Gomez/Bank of America, a written statement setting
16 forth all receipts and disbursements together with the name of
17 the persons to whom any such disbursement was made, as required
18 by Code Section 10145 and Regulation 2950(i).

19 (h) TRI failed to comply with the conditions of TRI's
20 restricted broker license, as set forth in that certain
21 Stipulation and Agreement effective September 5, 2000 in
22 Departmental case number H-28100 LA, in violation of TRI's
23 restricted real estate licenses and license rights pursuant to
24 Code Section 10177(k).
25

26 ///

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1
2 The conduct, acts and omissions of Respondents
3 TRI and DELAMORA as described in Paragraph 9, above, violated the
4 Code and the Regulations as set forth below:
5

6 PARAGRAPH

PROVISIONS VIOLATED

- 7
8 9(a) Code Section 10145 and
9 Regulation 2832.1, 2950(d), 2950(g)
10 and 2951
11
12 9(b) Code Section 10145 and
13 Regulation 2831, 2950(d), 2950(g)
14 and 2951
15
16 9(c) Code Section 10145 and
17 Regulation 2831.1, 2950(d), 2950(g)
18 and 2951
19
20 9(d) Code Section 10145 and
21 Regulation 2831.2, 2950(d), 2950(g)
22 and 2951
23
24 9(e) Code Section 10145 and Regulation
25 2832(d), 2950(d), 2950(g) and 2951
26
27 9(f) Code Section 10176(a) and 10177(g)
9(g) Code Section 10145 and
Regulation 2950(i)
9(h) Code Section 10177(k)

1 The foregoing violations constitute cause for the suspension or
2 revocation of the real estate license and license rights of TRI
3 under the provisions of Code Sections 10176(a), 10177(d), and/or
4 10177(g).

5 SECOND CAUSE OF ACTION

6 (Failure to supervise)

7 11.

8 The conduct, acts and/or omissions of DELAMORA, in
9 causing, allowing, or permitting TRI to violate the Real Estate
10 Law, as described, herein above, constitutes failure on the part
11 of Respondent DELAMORA, as the officer designated by a corporate
12 broker licensee, to exercise the reasonable supervision and
13 control over the licensed activities of TRI, as required by Code
14 Section 10159.2. Said conduct is cause to suspend or revoke the
15 real estate licenses and license rights of DELAMORA pursuant to
16 the provisions of Code Sections 10177(d) or 10177(g) and
17 10177(h).
18

19 PRIOR DEPARTMENT ACTION

20 12.

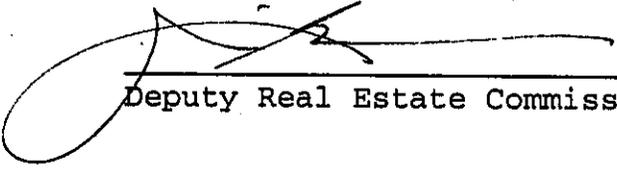
21 On September 5, 2000, in Case No. H-28100 LA, a
22 Stipulation and Agreement became effective against TEAMWORK
23 REALTY INC. for violations of Code Section 10145 of the Business
24 and Professions Code and Sections 2831, 2831.1, 2831.2, 2950(d)
25 and 2951, and 2832.1 of Title 10, Chapter 6, California Code of
26 Regulations based on an Accusation filed on April 30, 1999.
27

1 Respondent TEAMWORK REALTY INC.'s real estate broker license was
2 revoked with right to a restricted real estate broker license
3 upon terms and conditions.

4 WHEREFORE, Complainant prays that a hearing be
5 conducted on the allegations made by the Accusation and, that
6 upon proof thereof, a decision be rendered imposing disciplinary
7 action against all licenses and license rights of Respondent
8 TEAMWORK REAL ESTATE INC., and MARTIN DELAMORA, individually and
9 as designated officer of Teamwork Real Estate Inc., under the
10 Real Estate Law (Part 1 of Division 4 of the Business and
11 Professions Code) and for such other and further relief as may be
12 proper under other applicable provisions of law.

13
14 Dated at Los Angeles, California

15 *23 June 2005*

16
17 
18 _____
19 Deputy Real Estate Commissioner

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21
22
23 cc: Teamwork Real Estate Inc.
24 c/o Martin DeLamora
25 Janice Wadell
26 Sacto.
27 JN
LA Audit Section - Kitlin Chan