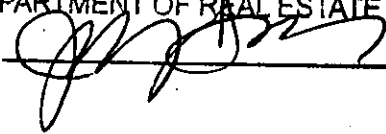


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FILED

SEP 06 2011

DEPARTMENT OF REAL ESTATE
BY: 

7
8
9 BEFORE THE DEPARTMENT OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Accusation of) No. H- 37502 LA
13 JENELLE KRISTIN TOLLEFSON,) A C C U S A T I O N
14 Respondent.)
15)

16 The Complainant, Joseph Aiu, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against JENELLE KRISTIN TOLLEFSON, ("Respondent") alleges as
19 follows:

20 1.

21 The Complainant, Joseph Aiu, a Deputy Real Estate
22 Commissioner of the State of California, makes this Accusation
23 in his official capacity.

24 2.

25 Respondent is presently licensed and/or has license
26 rights under the Real Estate Law, Part 1 of Division 4 of the
27

1 Business and Professions Code (Code) as a real estate
2 salesperson.

3 3.

4 (LICENSE DISCIPLINE)

5 On or about September 2, 2009, pursuant to the
6 stipulation of Respondent in Case Nos. C 061109-03 and C 070302-
7 06, the Director of the Office of Real Estate Appraisers
8 ("OREA") revoked the Real Estate Appraiser License of
9 Respondent. However, the foregoing revocation was stayed and
10 Respondent was placed on probation for a period of three years
11 on terms and conditions stated in the Decision. The accusation
12 filed against Respondent charged Respondent with numerous
13 instances of preparing a fraudulent appraisal report by virtue
14 of certifying that she had inspected particular properties when
15 she had not done so. Section 3721(a)(6) of Title 10, Chapter 6.5
16 of the California Code of Regulations ("Regulations") makes a
17 violation of any provision of the Uniform Standards of
18 Professional Appraisal Practice ("USPAP") grounds for license
19 discipline. Respondent was disciplined pursuant to the
20 provisions of the following sections of the OREA Regulations:
21 Section 3721(a)(6) [violation of any provision of the USPAP];
22 Section 3721(a)(2) [doing any act involving dishonesty, fraud or
23 deceit with the intent to benefit himself or another, or to
24 injure another]; and Section 3721(a)(4) [doing any act which if
25 done by the holder of a license to practice real estate
26

1 appraisal would be grounds for revocation or suspension of such
2 license].

3 4.

4 The acts resulting in the disciplinary action taken
5 with respect to Respondent's real estate appraisal license, as
6 alleged herein above in Paragraph 3, constitute cause under
7 Sections 480(a)(3) and/or 10177(f) of the Code for the
8 suspension or revocation of the license and license rights of
9 Respondent under the Real Estate Law.

10 WHEREFORE, Complainant prays that a hearing be
11 conducted on the allegations of this Accusation and that upon
12 proof thereof, a decision be rendered imposing disciplinary
13 action against all the licenses and license rights of
14 Respondent, JENELLE KRISTIN TOLLEFSON, under the Real Estate Law
15 (Part 1 of Division 4 of the Business and Professions Code) and
16 for such other and further relief as may be proper under other
17 applicable provisions of law.

18 Dated at San Diego, California
19 this 11 day of August, 2011.

20
21
22
23 
24 Joseph Aiu
25 Deputy Real Estate Commissioner

26 cc: JENELLE KRISTIN TOLLEFSON
27 TNG Real Estate Consultants Inc.
Joseph Aiu
Sacto.