

FILED

SEP 24 2014

BUREAU OF REAL ESTATE

By *[Signature]*

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8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) CalBRE No. H-39605 T.A
)
12 MARIA ISABEL RAZO-GARCIA,) A C C U S A T I O N
)
13)
14 Respondent.)

15
16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for cause of Accusation
18 against MARIA ISABEL RAZO-GARCIA ("Respondent"), is informed and
19 alleges as follows:

20 1.

21 The Complainant, Maria Suarez, a Deputy Real Estate
22 Commissioner of the State of California, makes this Accusation
in her official capacity.

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1 2.

2 All references to the "Code" are to the California Business
3 and Professions Code and all references to "Regulations" are to
4 the Regulations of the Real Estate Commissioner, Title 10,
5 Chapter 6, California Code of Regulations.

6 3.

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

9 4.

10 From October 12, 2011, through the present, Respondent has
11 been licensed by the Bureau of Real Estate ("Bureau") as a real
12 estate broker, License ID 01822554. In or around September,
13 2012, Respondent was a broker associate with Coldwell Banker
14 Residential Brokerage Company, License ID 00616212.

15 5.

16 In or around September, 2012, Respondent acted as the sales
17 agent for prospective buyers, Jason and Kristi M. On or about
18 September 25, 2012, Jason and Kristi M. authorized Respondent to
19 submit an offer to purchase real property located at 5030
20 Gavilan Way #42, Oceanside, California, on their behalf. Jason
21 and Kristi M.'s September 25, 2012 offer was rejected. On
22 October 02, 2012, Respondent submitted another offer purportedly
23 from buyers, Jason and Kristi M., without Jason and Kristi M.'s
24 knowledge or authorization. After learning of the unauthorized

1 October 02, 2012 offer, Jason and Kristi M. notified Respondent
2 that they were terminating their agreement with Respondent as
3 their agent. Coldwell Banker Residential Brokerage Company also
4 terminated Respondent's association as a broker with the company
5 after learning of Respondent's actions.

6 6.

7 The conduct, acts, and/or omissions of Respondent as set
8 forth above in Paragraph 5, constitute cause for the suspension
9 or revocation of the license and license rights of Respondent
10 MARIA ISABEL RAZO-GARCIA pursuant to Code Sections 10176(a)
11 (making any substantial misrepresentation), 10176(i) (conduct
12 which constitutes dishonest dealing), and/or 10177(g)
13 (negligence).

14 7.

15 Code Section 10106 provides, in pertinent part, that in any
16 order issued in resolution of a disciplinary proceeding before
17 the Bureau of Real Estate, the Commissioner may request the
18 administrative law judge to direct a licensee found to have
19 committed a violation of this part to pay a sum not to exceed
20 the reasonable costs of the investigation and enforcement of the
21 case.

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1 WHEREFORE, Complainant prays that a hearing be conducted on
2 the allegations of this Accusation and that upon proof thereof,
3 a decision be rendered imposing disciplinary action against all
4 licenses and/or license rights of Respondent MARIA ISABEL RAZO-
5 GARCIA under the Real Estate Law (Part 1 of Division 4 of the
6 Business and Professions Code), for the cost of investigation
7 and enforcement as permitted by law, and for such other and
8 further relief as may be proper under other provisions of law.

9 Dated at Los Angeles, California

10 this 13th day of July, 2014.

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14 MARIA SUAREZ
15 Deputy Real Estate Commissioner
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18

19 cc: Maria Isabel Razo-Garcia
20 Maria Suarez
21 Sacto
22
23
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