


1 JUDITH B. VASAN, Counsel (SBN 278115)  
2 Bureau of Real Estate  
3 320 West 4th Street, Suite 350  
4 Los Angeles, California 90013-1105  
5 Telephone: (213) 576-6982  
6 Direct: (213) 576-6904  
7 Fax: (213) 576-6917  
8 *Attorney for Complainant*

**FILED**

DEC 11 2017  
BUREAU OF REAL ESTATE  
By 

9 BEFORE THE BUREAU OF REAL ESTATE  
10 DEPARTMENT OF CONSUMER AFFAIRS  
11 STATE OF CALIFORNIA

12 \* \* \*

13 In the Matter of the Accusation of ) No. H-40883 LA  
14 SCOTT EDWARD LANDAU, ) ACCUSATION  
15 Respondent. )  
16 \_\_\_\_\_ )

17 The Complainant, Chika Sunquist, a Supervising Special Investigator for the  
18 Bureau of Real Estate ("Bureau") of the State of California, for cause of Accusation against  
19 SCOTT EDWARD LANDAU ("Respondent") alleges as follows:

20 1.

21 The Complainant, Chika Sunquist, a Supervising Special Investigator for the  
22 Bureau of the State of California, makes this Accusation in her official capacity.

23 2.

24 Respondent is presently licensed under the Real Estate Law, Part 1 of Division 4  
25 of the California Business and Professions Code ("Code"), as a real estate broker, License ID  
26 00954296.

27 ///

1 3.

2 Respondent holds a Mortgage Loan Originator ("MLO") license endorsement,  
3 National Mortgage Licensing System and Registry ("NMLS") No. 264560, authorizing him to  
4 operate under his own company MLO endorsement, NMLS No. 264222, during the following  
5 periods of time:

- 6 a. From November 10, 2010 through December 31, 2011;  
7 b. From January 10, 2012 through December 31, 2012; and  
8 c. From May 23, 2013 through September 12, 2017.

9 4.

10 Code section 10166.08 states: "Each mortgage loan originator shall submit  
11 reports of condition to the Nationwide Mortgage Licensing System and Registry reports of  
12 condition, and those reports shall be in the form and shall contain information as the  
13 Nationwide Mortgage Licensing System and Registry may require."

14 CAUSE OF ACCUSATION

15 5.

16 Pursuant to the provisions of Code section 10166.08 Respondent was required to  
17 file an Annual Financial Condition Mortgage Call Report with NMLS during the periods he  
18 held a MLO license endorsement. This report is due ninety (90) days after the end of the fiscal  
19 year.

20 6.

21 Respondent failed to timely submit the 2016 Annual Financial Condition  
22 Mortgage Call Report that was due by April 1, 2017, with NMLS. As of September 12, 2017,  
23 Respondent had not filed the 2016 Annual Financial Condition Mortgage Call Report.

24 7.

25 The conduct of Respondent, as alleged above, is in violation of Code section  
26 10166.08 and is grounds for the suspension or revocation of Respondent' licenses, MLO license  
27

1 endorsement, and license rights pursuant to the provisions of Code sections 10166.051(a),  
2 10177(d) and/or 10177(g).


3 (INVESTIGATION AND ENFORCEMENT COSTS)

4 8.

5 Section 10106 of the Code, provides, in pertinent part, that in any order issued in  
6 resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the  
7 administrative law judge to direct a licensee found to have committed a violation of this part to  
8 pay a sum not to exceed the reasonable costs of investigation and enforcement of the case.

9 WHEREFORE, Complainant prays that a hearing be conducted on the allegations of  
10 this Accusation and that upon proof thereof, a decision be rendered imposing disciplinary action  
11 against all the licenses and/or license rights of Respondent SCOTT EDWARD LANDAU under  
12 the Real Estate Law, for the costs of investigation and enforcement as permitted by law, for the  
13 cost of the audit, and for such other and further relief as may be proper under other applicable  
14 provisions of law.

15  
16 Dated at Sacramento, California this first day of December, 2017.

17  
18  
19   
20 Chika Sunquist  
21 Supervising Special Investigator

22  
23  
24  
25 cc: SCOTT EDWARD LANDAU  
26 Chika Sunquist  
27 Sacto.