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**BEFORE THE
CHIEF OF THE BUREAU OF REAL ESTATE APPRAISERS
STATE OF CALIFORNIA**

In the Matter of the Administrative Allegation
of Violations Against:

Ha Seoup Bang
Real Estate Appraiser License No. 030151

Respondent.

Case No. L20260608-01

DECISION AND ORDER

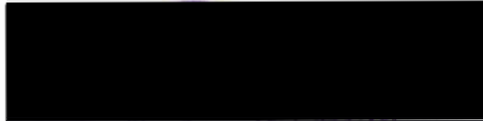
The attached Stipulated Revocation and Disciplinary Order is hereby adopted by the Chief
of the Bureau of Real Estate Appraisers, as its Decision in this matter.

This Decision shall become effective on

It is so ORDERED

July 1st 2026

June 24th 2026



Angela Jemmont
Bureau Chief of the Bureau of Real Estate Appraisers

1 Bureau of Real Estate Appraisers
2 3075 Prospect Park Drive, Suite 190
3 Rancho Cordova, CA 95670

4 Telephone: (916) 552-9020
5 Facsimile: (916) 464-0130

6 **BEFORE THE**
7 **CHIEF OF THE BUREAU OF REAL ESTATE APPRAISERS**
8 **STATE OF CALIFORNIA**

9 In the Matter of the Administrative Allegation of
10 Violations Against:

11 **Ha Seoup Bang**
12 **Real Estate Appraiser License No. 030151**

13 Respondent.

Case No. L20260608-01

14 **STIPULATED REVOCATION AND**
15 **DISCIPLINARY ORDER**

16 In the interest of a prompt and speedy settlement of this matter, consistent with the public
17 interest and mission of the Bureau of Real Estate Appraisers ("Bureau" or "BRE"), the parties
18 hereby agree to the following Stipulated Revocation and Disciplinary Order ("Stipulated
19 Revocation") which will be submitted to the Chief or Deputy Chief of the Bureau of Real Estate
20 Appraisers ("Bureau Chief" or "Chief of BRE") for approval and adoption as the final
21 disposition:

22 **PARTIES**

23 1. Tinna Morlatt, acting on behalf of the Bureau of Real Estate Appraisers
24 ("Complainant"), brings this action solely in her official capacity as Deputy Bureau Chief of
25 Enforcement for Complainant.

26 2 Ha Seoup Bang ("Respondent") has chosen not to exercise his right to be represented
27 by counsel.

28 3. On or about February 19, 2003, Respondent was issued Real Estate Appraiser License
number 030151. Respondent's License was in full force and effect at all times relevant to the
attached administrative allegation of violations and, unless renewed, will expire on
February 18, 2027.

1 CULPABILITY

2 10. Respondent admits the truth of each and every administrative allegation of violations
3 attached as Exhibit "A", and agrees that cause exists for discipline against his Real Estate
4 Appraiser License.

5 11. Respondent agrees that his Real Estate Appraiser License is subject to discipline, and
6 he agrees to be bound by the Bureau Chief's imposition of discipline as set forth in the following
7 Disciplinary Order.

8 CONTINGENCY

9 12. This Stipulated Revocation shall be subject to approval by the Bureau Chief.
10 Respondent understands and agrees that counsel for Complainant and Complainant's staff may
11 communicate directly with the Bureau Chief regarding this Stipulated Revocation, without notice
12 to or participation by Respondent or his or her counsel. By signing this Stipulated Revocation,
13 Respondent understands and agrees that he or she may not withdraw his or her agreement or seek
14 to rescind this Stipulated Revocation prior to the time the Bureau Chief considers and acts upon
15 it. If the Bureau Chief fails to adopt this Stipulated Revocation, the Stipulated Revocation shall
16 be of no force or effect, and, except for this paragraph, it shall be inadmissible in any legal action
17 between the parties, and the Bureau Chief shall not be disqualified from further action by having
18 considered this matter.

19 13. The parties understand and agree that Portable Document Format ("PDF") or
20 facsimile copies of this Stipulated Settlement, including PDF or facsimile signatures thereto, shall
21 have the same force and effect as the originals. Additionally, this Agreement may be executed by
22 counterparts and by facsimile or email transmission of said counterparts, and each counterpart,
23 whether transmitted by facsimile or otherwise, shall have the same force and effect as an original,
24 and shall constitute an effective, binding agreement on the part of the undersigned.

25 14. This Stipulated Revocation is intended by the parties to be an integrated writing
26 representing the complete, final, and exclusive embodiment of their agreement. It supersedes any
27 and all prior or contemporaneous agreements, understandings, discussions, negotiations, and
28 commitments (written or oral). This Stipulated Revocation may not be altered, amended,

1 modified, supplemented, or otherwise changed except by a writing executed by an authorized
2 representative of each of the parties.

3 15. In consideration of the foregoing admissions and stipulations, the parties agree that
4 the Bureau Chief may, without further notice or formal proceeding, issue and enter the following
5 Disciplinary Order:

6 **DISCIPLINARY ORDER**

7 IT IS HEREBY ORDERED that Respondent's Real Estate Appraisers License No. 030151
8 is revoked and accepted by the Bureau Chief. Respondent's License shall be publicly reprovod.

9 1. Respondent shall lose all rights and privileges as a licensed real estate appraiser in
10 California as of the effective date of this Decision and Order.

11 2. Revocation of Respondent's license shall be considered a disciplinary action and shall
12 become part of Respondent's license history with the Bureau.

13 3. Respondent may petition for reinstatement of his license no sooner than one (1) year
14 from the effective date of the Decision and Order. If Respondent petitions for reinstatement, the
15 Chief shall treat it as a new application for licensure and Respondent must comply with all the
16 laws, regulations, and procedures for licensure in effect at the time the petition is filed. If
17 Respondent does petition to reinstate his license, he must pay a fine of Five Thousand Dollars
18 (\$5,000) and must pay costs of enforcement of Nine Hundred Seventy Two Dollars (\$972.00),
19 upon application for licensure along with all other applicable fees before the application will be
20 processed. Payment shall be made payable to the Real Estate Appraisers Regulation Fund and
21 mailed to the Bureau of Real Estate Appraisers, 3075 Prospect Park Drive, Suite 190, Rancho
22 Cordova, CA 95670, by check or money order and shall indicate on its face the notation: "BREA
23 Case No. L20260608-01".

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2 ACCEPTANCE

3 I have carefully read the above Stipulated Revocation. I understand the stipulation and the
4 effect it will have on my Real Estate Appraiser License. I enter into this Stipulated Revocation
5 voluntarily, knowingly, and intelligently, and agree to be bound by the Decision and Order of the
6 Bureau Chief.

7 DATED: 06/22/2026

8 [REDACTED]
9 Wa Seoung Bang
Respondent

10 ENDORSEMENT

11 The foregoing Stipulated Revocation is hereby respectfully submitted for the Bureau
12 Chief's consideration.

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15 DATED: 6/22/2026

16 [REDACTED]
17 Tinna Morlatt
Deputy Bureau Chief of Enforcement
Bureau of Real Estate Appraisers
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Exhibit A

Administrative Allegation of Violations - Case No. L20260608-01

On or about January 30, 2026, Respondent signed a log of Appraisal Experience for an applicant's license upgrade application.

This Log of Appraisal Experience contained certain errors and omissions in violation of the Uniform Standards of Professional Appraisal Practice (USPAP) and the California Code of Regulations (CCR), listed as follows:

- a) Respondent failed to demonstrate that he possessed the qualifications of honesty, candor, integrity, and trustworthiness when he falsely certified Applicant's Log of Appraisal Experience (REA 3004). This act of dishonesty, fraud, or deceit was intended to benefit another (Applicant) (California Code of Regulations, Title 10, Sec 3702(a)(3), California Code of Regulations, Title 10, Sec 3721(a)(2);
- b) Respondent knowingly made a false statement on Applicant's application for an appraisal license California Code of Regulations, Title 10, Sec 3721 (a)(5)); and
- c) Based on the findings above, Respondent failed to promote and preserve the public trust inherent in appraisal practice (The Ethics Rule).