

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

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

In the Matter of the Administrative Allegation  
of Violation Against:

Case No. L20221003-01

HAS AMC, LLC  
Appraisal Management Company  
Registration No. 3008017

Designated Officer: Justin Chong

Respondent.


11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26  
27  
28

DECISION AND ORDER

The attached Stipulated Settlement 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 10/31/2022.

It is so ORDERED 10/31/2022.

  
Angela Jemcott  
Bureau Chief, Bureau of Real Estate Appraisers

1 Bureau of Real Estate Appraisers  
2 3075 Prospect park Drive, Ste 190  
Rancho Cordova, CA 95670

3 Telephone: (916) 610-9884  
4 Facsimile: (916) 552-9008

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

8 In the Matter of the Administrative Allegation of  
9 Violation Against:

Case No. L20221003-01

10 **HAS AMC, LLC**

**STIPULATED SETTLEMENT AND  
DISCIPLINARY ORDER**

11 **Appraisal Management Company Registration**  
12 **No. 3008017**

13 **Designated Officer: Justin Chong**

14 Respondent.

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

21 **PARTIES**

22 1. John Hassler, acting on behalf of the Bureau of Real Estate Appraisers  
23 ("Complainant"), brings this action solely in his official capacity as Deputy Bureau Chief of  
24 Enforcement for Complainant.

25 2. HAS AMC, LLC ("Respondent") has chosen not to exercise its right to be  
26 represented by counsel.

27 3. On or about October 15, 2020, the Bureau issued Appraisal Management Company  
28 Registration Number 3008017 to Respondent. Respondent's Registration was in full force and

1 effect at all times relevant to the attached administrative allegation of violation and, unless  
2 renewed, will expire on October 14, 2024.

3 JURISDICTION

4 4. The Bureau initiated an investigation resulting in administrative allegation of  
5 violation.

6 5. When deemed by the Bureau Chief to be in the public interest, the Bureau Chief has  
7 the authority under Business and Professions Code section 11315.5 to enter into a settlement  
8 related to administrative allegation of violation of the Real Estate Appraisers' Licensing and  
9 Certification Law or regulations promulgated pursuant thereto, upon any terms and conditions as  
10 the Bureau Chief deems appropriate.

11 6. The administrative allegation of violation against Respondent is attached as Exhibit  
12 "A" and incorporated herein by reference.

13 ADVISEMENT AND WAIVERS

14 7. Respondent has carefully read and understands the charges and allegations in the  
15 administrative allegation of violation. Respondent has also carefully read and understands the  
16 effects of this Stipulated Settlement.

17 8. Respondent is fully aware of its legal rights in this matter, including the right to a  
18 hearing on the administrative allegation of violation; the right to be represented by counsel at its  
19 own expense; the right to confront and cross-examine the witnesses against it; the right to present  
20 evidence and to testify on its own behalf; the right to the issuance of subpoenas to compel the  
21 attendance of witnesses and the production of documents; the right to reconsideration and court  
22 review of an adverse decision; and all other rights accorded by the California Administrative  
23 Procedure Act and other applicable laws.

24 9. Respondent voluntarily, knowingly, and intelligently waives and gives up each and  
25 every right set forth above.

26 \\\

27 \\\

28 \\\



1 CULPABILITY

2 10. Respondent admits the truth of each and every administrative allegation of violation  
3 attached as Exhibit "A", and agrees that cause exists for discipline against its Registration.

4 11. Respondent agrees that its Registration is subject to discipline and it agrees to be  
5 bound by the Bureau Chief's imposition of discipline as set forth in the following Disciplinary  
6 Order.

7 CONTINGENCY

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

18 13. The parties understand and agree that Portable Document Format ("PDF") or  
19 facsimile copies of this Stipulated Settlement, including PDF or facsimile signatures thereto, shall  
20 have the same force and effect as the originals.

21 14. This Stipulated Settlement is intended by the parties to be an integrated writing  
22 representing the complete, final, and exclusive embodiment of their agreement. It supersedes any  
23 and all prior or contemporaneous agreements, understandings, discussions, negotiations, and  
24 commitments (written or oral). This Stipulated Settlement may not be altered, amended,  
25 modified, supplemented, or otherwise changed except by a writing executed by an authorized  
26 representative of each of the parties.

27 ///

28 ///

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

## DISCIPLINARY ORDER

IT IS HEREBY ORDERED that Respondent's Registration No. 3008018 is revoked. However, the revocation shall be stayed and Respondent's registration shall be publicly reprovved and on probation for two (2) years from the effective date of the Decision and Order on the terms and conditions described below.

2. **Payment of Fine.** Respondent shall pay a fine in the sum of Ten Thousand Dollars (\$10,000.00). Payments shall be made to the Real Estate Appraisers Regulation Fund, c/o Bureau of Real Estate Appraisers, 3075 Prospect park Drive, Ste 190, Rancho Cordova, California 95670, by check or money order and shall indicate on its face the notation: "BREA Case No. L20221003-1." If payment is not received by the due date, a ten (10) percent late penalty shall be added to the unpaid balance and interest will accrue on the unpaid balance at the pooled money investment rate in effect at that time, until the amount is paid. Respondent shall not be eligible to renew its registration until such time as all payments then due have been paid. Failure to make timely payment on the fine shall constitute a violation of the probationary order.

3. **Obey All Laws.** Respondent shall comply with all federal, state and local laws, the Real Estate Appraisers' Licensing and Certification Law and regulations promulgated thereto, and all other laws and regulations pertaining to appraisal management companies. Additionally, if Respondent is subject to criminal court orders, Respondent shall comply with all criminal court orders, including probation.

4. **Comply With Probation.** Respondent shall fully comply with the terms and conditions of the probation imposed by the Chief of BREa and shall cooperate fully with representatives of BREa in its monitoring and investigation of Respondent's compliance with the terms and conditions of probation.

5. **Violation of Probation.** If Respondent violates probation in any respect, the Chief of BREa, after giving Respondent notice and an opportunity to be heard, may revoke probation and

1 carry out the disciplinary order that was stayed. If an accusation or a petition to revoke probation  
2 is filed against Respondent during probation, the Chief shall have continuing jurisdiction until the  
3 matter is final, and the period of probation shall be extended until the matter is final.

4 ACCEPTANCE

5 I have carefully read the above Stipulated Settlement. I understand the stipulation and the  
6 effect it will have on my Registration. I enter into this Stipulated Settlement voluntarily,  
7 knowingly, and intelligently, and agree to be bound by the Decision and Order of the Bureau  
8 Chief.

9  
10 DATED: 10/20/22

  
Justin Chong  
On Behalf of Respondent  
Respondent's Designated Officer

11  
12  
13  
14  
15  
16 ENDORSEMENT

17 The foregoing Stipulated Settlement is hereby respectfully submitted for the Bureau Chief's  
18 consideration.

19  
20  
21 DATED: 10/24/2022

  
John Hassler  
Deputy Bureau Chief of Enforcement



Exhibit A

Administrative Allegation of Violation - Case No. L20221003-01

In March of 2022, Respondent contracted with their independent appraisers to perform an appraisal of the property located at 13115 Le Parc, Unit 15, Chino Hills, CA 91709. Respondent violated the California Business and Professions Code (B&P) and the California Code of Regulations (CC&R) as follows:

- a) Respondent failed to timely submit written notice to BREa that an individual who was acting as a controlling person was to be added as a Controlling Person (CC&R 3527(b));
- b) Respondent improperly influenced or attempted to improperly influence the development, reporting, and result of appraisal assignments through specific instruction included in the order (B&P 11345.4);
- c) Respondent failed to include terms of payment on engagement documents (B&P 11345.2(e)); and
- d) As a result of a though c above, and by altering by omission documents sent by Respondent to the Bureau of Real Estate Appraisers while under investigation, Respondent participated in acts involving dishonesty, fraud or deceit with the intent to benefit themselves or another, or to injure another (CC&R 3702(a)(2)(3) and 3721(a)(2)).