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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 Violation Against:

**HAS AMC, LLC
Appraisal Management Company
Registration No. 3008017**

Designated Officer: Justin Chong

Respondent.

Case No. L20221003-01

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 _____.

It is so ORDERED _____.

Angela Jemmott
Bureau Chief, Bureau of Real Estate Appraisers

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

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

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

10 In the Matter of the Administrative Allegation of
11 Violation Against:

Case No. L20221003-01

12 **HAS AMC, LLC**

**STIPULATED SETTLEMENT AND
DISCIPLINARY ORDER**

13 **Appraisal Management Company Registration**
14 **No. 3008017**

15 **Designated Officer: Justin Chong**

16 Respondent.

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

23 PARTIES

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

27 2. HAS AMC, LLC (“Respondent”) has chosen not to exercise its right to be
28 represented by counsel.

3. On or about October 15, 2020, the Bureau issued Appraisal Management Company
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.

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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.

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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: _____

Justin Chong
On Behalf of Respondent
Respondent's Designated Officer

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16 ENDORSEMENT

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

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20 DATED: _____

John Hassler
Deputy Bureau Chief of Enforcement

Exhibit A

Administrative Allegation of Violation - Case No. L20221003-01

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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)).