



BREA USE ONLY

APPLICATION FOR PAYMENT FROM REAL ESTATE APPRAISERS RECOVERY ACCOUNT

NOTICE TO CLAIMANT REGARDING BANKRUPTCY:

You must protect the underlying debt or judgment from discharge in bankruptcy. This means that the underlying debt or judgment must not have been discharged in completed bankruptcy; or, in the case of pending bankruptcy or one filed while this application is pending, you must demonstrate that the judgment or debt has been declared to be nondischargeable.

Mail completed application including required and supporting documentation to:

**Bureau of Real Estate Appraisers
 Attn: Recovery Account
 3075 Prospect Park Drive, Suite 190
 Rancho Cordova, CA 95670**

If you wish to submit the documentation in the electronic format, please contact BREA at recoveryaccount@brea.ca.gov

Part 1. CLAIMANT/APPLICANT INFORMATION				
First Name		Middle Name		Last Name
Street Address				City
State	Zip Code	Phone Number	Email	
Part 2. ATTORNEY INFORMATION (IF REPRESENTED BY COUNSEL)				
First Name		Middle Name		Last Name
Street Address				City
State	Zip Code	Phone Number	Email	
Part 3. JUDGMENT DEBTOR(S)' INFORMATION (BREA CURRENT OR FORMER LICENSEE)				
Name			License Number	
Address				
Information of individuals who may know the judgment debtor's present whereabouts, if Judgment debtor's address is unknown:				
Name		Address		
If there are multiple judgment debtors, please use a separate sheet and attach it to this application.				

Part 6. STATUTORY QUESTIONS AND ADDITIONAL INFORMATION

Please answer the following questions by checking Yes or No and providing explanations where required. Attach additional sheets, if necessary.

A. Are you the spouse of any judgment debtor? Yes No

B. Are you a personal representative of the spouse of any judgment debtor?

Yes No

C. Have you assigned or transferred all or any part of your interest in the judgment or criminal restitution order? Yes No

D. Do you have any knowledge or information that any judgment debtor has filed or intends to file for bankruptcy protection? Yes No

If yes, and an action has already been filed, please provide the following information:

1) Title of the case and case number

2) When did the judgment debtor file for bankruptcy protection?

3) Did you file a claim in the bankruptcy proceeding? Yes No

If the answer is "No", please explain the reasons:

E. Was any attempt made by you to have the debt determined to be nondischargeable?

Yes No

If the answer is "Yes" what was the result?

If the answer is "No" please explain the reasons:

F. Has the judgment been determined to be nondischargeable by the bankruptcy court?

Yes No If Yes, when? _____

G. Was the debt underlying the judgment, and/or the judgment, discharged in the bankruptcy proceeding?

Yes No If Yes, when? _____

Part 6. STATUTORY QUESTIONS AND ADDITIONAL INFORMATION (Continued...)

Please answer the following questions by checking Yes or No and providing explanations where required. Attach additional sheets, if necessary.

H. Have you claimed any loss related to the transaction as a deduction on your tax return?

Yes No

If "Yes", provide a description of the amount of the tax benefit derived from such deduction:

I. Please describe all collection efforts that you have made against any judgment debtors and any other persons liable to you in the transaction that is the basis for the underlying judgment.

Part 7. REQUIRED NARRATIVE STATEMENTS AND DOCUMENTATION

Attach to the Application a detailed narrative statement of facts explaining the allegations of the complaint upon which the civil judgment or criminal restitution order is based. This should be a detailed explanation of:

- Your relationship with any licensee who is a judgment debtor
- The nature of the transaction(s) in which you were involved with the licensee
- The involvement of any other person, particularly anyone else named as a plaintiff, defendant, cross-complainant, or cross-defendant in the underlying action
- How you were harmed by the judgment debtor

Part 8. ADDITIONAL INFORMATION AND DOCUMENTATION

A. If there was an underlying arbitration or trial, list the names of any witnesses who testified at the underlying arbitration or trial and the present or last-known addresses of the witnesses.

B. Was any person liable or potentially liable to the claimant in the transaction either not sued or dismissed from the lawsuit?

Yes No

If "Yes", please explain why, and itemize any funds or other consideration received from that person or persons in settlement of the potential liability.

C. Did any other person or persons liable or potentially liable to you (aside from the judgment debtor) in the transaction file for bankruptcy protection?

Yes No

If "Yes", please answer the following questions:

Name of the person(s):

When did the person file for bankruptcy protection?

Were you named as a creditor in the bankruptcy proceeding? Yes No

Did you file a claim in bankruptcy? Yes No

If "No", please explain the reasons:

Part 8. ADDITIONAL INFORMATION AND DOCUMENTATION (Continued...)

D. If any other person liable or potentially liable to you in the transaction filed for bankruptcy protection, was any attempt made by you to have the debt to you determined to be nondischargeable?

Yes No Not Applicable

If “No”, please explain the reasons:

If “Yes”, please explain what attempts were made and the ultimate results of such attempts.

E. Provide a description of all searches and inquiries conducted by or on behalf of you with respect to the judgment debtor’s assets liable to be sold or applied to satisfaction of the judgment, an itemized valuation of any assets discovered, and a description of the results of actions by you to have the assets applied to satisfaction of the judgment. Attach extra sheets if needed.

Part 9. Service of Application and Form REA 6002 on Judgment Debtor

Prior to submitting your Application to the Bureau, you must serve the Judgment Debtor with Form REA 6002 (Rev. 6/30/2026) and the Application (with all supporting documents).

Has the application and supporting documents been served to the Judgment Debtor?

Yes No

Note: If the information supplied is insufficient for the Bureau to determine whether the Application qualifies for payment, you will receive an itemized list of any deficiencies.

Part 10. VERIFICATION

You must complete either Option One or Two of Part 9. Verification.

Section One: Verification by Claimant (California Resident)

STATE OF CALIFORNIA, COUNTY OF _____

I am the Claimant in this Application. I have read the Application and all attachments thereto and know the contents thereof. I certify that the same is true of my own knowledge, except as to those matters which are therein stated upon my information or belief, as to which matters I believe them to be true. I further certify that all documents attached to the Application are true and correct copies of the originals, and if such documents purport to be copies of documents filed in court, they are true and correct copies of the originals filed with the court. I have made a diligent effort to locate and produce all items required by Business and Professions Code section 1414.2(a)-(o) and, to the extent that such items are not submitted with this application, I have been either unable to locate them or have found that they do not exist.

Additionally, I certify that the complaint upon which the underlying civil judgment and/or criminal restitution order is based was prosecuted conscientiously and in good faith in that: no party potentially liable to the in the underlying transaction or proceeding was intentionally and without good cause omitted from the complaint or restitution claim; no party named in the complaint who reasonably appeared capable of responding in damages was dismissed intentionally and without good cause; and that I employed no procedural tactics contrary to diligent prosecution in order to qualify for the Recovery Account.

I agree, while this application is pending, to notify the Bureau of Real Estate Appraisers, in writing, of any information that any judgment debtor and/or restitution obligor has filed for bankruptcy protection.

I agree, while this application is pending, to notify the Bureau of Real Estate Appraisers, in writing, of any assignment or transfer of all or any part of their interest in the judgment or criminal restitution order.

If this application is being submitted electronically with a wet signature, I will make the original signed application available for inspection and will mail the original signed application to the Bureau, if requested by the Bureau.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Signature of Claimant or Attorney for Claimant:

(Claimant)

(Attorney for Claimant)

Printed Name: _____

Executed on _____ at _____, California.

Part 9. VERIFICATION

You must complete either section One or Two of Part 9. Verification.

Section Two: Verification by Out-of-State Claimant (Must be Notarized)

STATE OF _____

COUNTY OF _____

I am the Claimant in this Application. I have read the Application and all attachments thereto and know the contents thereof. I certify that the same is true of my own knowledge, except as to those matters which are therein stated upon my information or belief, as to which matters I believe them to be true. I further certify that all documents attached to the Application are true and correct copies of the originals, and if such documents purport to be copies of documents filed in court, they are true and correct copies of the originals filed with the court. I have made a diligent effort to locate and produce all items required by Business and Professions Code section 1414.2(a)-(o) and, to the extent that such items are not submitted with this application, I have been either unable to locate them or have found that they do not exist.

Additionally, I certify that the complaint upon which the underlying civil judgment and/or criminal restitution order is based was prosecuted conscientiously and in good faith in that: no party potentially liable to the in the underlying transaction or proceeding was intentionally and without good cause omitted from the complaint or restitution claim; no party named in the complaint who reasonably appeared capable of responding in damages was dismissed intentionally and without good cause; and that I employed no procedural tactics contrary to diligent prosecution in order to qualify for the Recovery Account.

I agree, while this application is pending, to notify the Bureau of Real Estate Appraisers, in writing, of any information that any judgment debtor and/or restitution obligor has filed for bankruptcy protection.

I agree, while this application is pending, to notify the Bureau of Real Estate Appraisers, in writing, of any assignment or transfer of all or any part of their interest in the judgment or criminal restitution order.

If this application is being submitted electronically with a wet signature, I will make the original signed application available for inspection and will mail the original signed application to the Bureau, if requested by the Bureau.

I declare under penalty of perjury under the laws of the State of _____ that the foregoing is true and correct.

(Claimant)

(Attorney for Claimant)

Executed on _____ at _____.

Part 10. PRIVACY NOTICE

Notice of Collection of Personal Information: Section 1798.17 of the Civil Code requires this notice to be provided when collecting personal information from individuals. Each individual has the right to review personal information maintained by this Agency, unless access is exempted by law as described in Civil Code section 1798.40. Section 11413 of the Business and Professions Code authorizes the collection and maintenance of this information.

All applicable information listed on this application is mandatory. If all or any part of the required information is not provided, processing may be delayed. In addition, the Chief may deny the application. The information requested in this form is primarily used to evaluate the application and whether claimant is eligible for recovery from the Recovery Account, in accordance with Business and Professions Code section 11413. The information you submit may be provided to other governmental agencies, or in response to a court order, subpoena, or public records request. Individuals may obtain information regarding the location of their records by contacting the BREA's Custodian of Records by phone at (916) 552-9000 or by mail at Bureau of Real Estate Appraisers, 3075 Prospect Park Drive, Suite 190, Rancho Cordova, CA 95670.

Required Attachments Checklist

Your application must, at a minimum, contain all of the following information, if applicable:

- Proof that the judgment debtor was served with Form REA 6002 and a copy of this application.
- A copy of the judgment or criminal restitution order bearing the court's file stamp
- Any documents from the underlying proceeding which contain findings of fact or conclusions of law.
- Any jury verdicts, statements of decision, memorandum decisions, or any other documents by the jury, arbitrator, or court, which set forth the underlying decision and the reasons for the decision.
- If the judgment was appealed, copies of the appellate decision and remittitur
- Copies of the original complaint, answer, cross-complaints, answer to cross-complaints, and all amendments or other subsequent versions of any of those documents.
- Copies of any demurrers or motions for summary judgment, supporting documents, and rulings thereon.
- Copies of any pretrial or posttrial briefs or settlement conference statements.
- A listing of all depositions and interrogatories from the underlying action, describing the party or parties taking the deposition or propounding the interrogatories, the deponent or person responding to the interrogatories, and all persons present at any deposition.
- Copies of all documents reflecting the terms of the underlying transaction, including, but not limited to, offers, counteroffers, escrow instructions, closing statements, deeds, notes, deeds of trust, and appraisal reports.

- A detailed narrative statement of facts explaining the allegations of the claim upon which the civil judgment or criminal restitution order is based. It should include: your relationship with any licensee who is a judgment debtor; the nature of the transaction(s) in which you were involved with the licensee; and the involvement of any other person, particularly anyone else named as a plaintiff, defendant, cross-complainant, or cross-defendant; and how you were harmed by the judgment debtor or restitution obligor.
- A description of all searches and inquiries conducted by or on behalf of you with respect to the judgment debtor's or restitution obligor's assets liable to be sold or applied to satisfaction of the judgment or restitution order, an itemized valuation of any assets discovered, and a description of the results of actions by you to have the assets applied to satisfaction of the judgment or restitution order.
- Copies of abstracts of judgment bearing evidence of having been recorded in the county or counties in which the judgment debtor or restitution obligor may possibly have assets.

Instructions for Completing the BREA Recovery Account Application

- 1. Eligibility Requirements:** To ensure you are eligible for payment from Real Estate Appraisers Recovery Account, you may need to visit Bureau's website for information about the recovery account and eligibility requirements and criteria prior to completing this form.
- 2. Missing Information or Documents:** To the extent that you are unable to provide the information requested within the application or the documents set forth in the Required Attachments Checklist below, you must provide a statement under penalty of perjury that you have made a diligent effort to locate and produce the items, but have been unable to locate them or have found that they do not exist. Form REA 555 can be used for this purpose.

Part 1. Claimant/Applicant Information

- Provide your name, address, and contact information.

Part 2. Attorney Information (if applicable)

- If represented by an attorney, include the attorney's contact information.

Part 3. Judgment Debtor(s)' Information

- List the judgment debtor(s) and their last known addresses.
- Include the Judgment Debtor's Appraisal License Number issued by the California Bureau of Real Estate Appraisers.
- Itemize the amount of the Judgment or Restitution and list the basis for the Judgment or Restitution.
- Itemize the amount of each element of compensatory damages awarded in the Judgment or Restitution Order.
- State whether the Judgment or Restitution Order arose of out an appraisal for a Federally Related Transaction. (Documentation must be attached to the Application to show that the appraisal was for a Federally Related Transaction)

Part 4. Judgment Details

- Provide the Court and File Number relating to the Judgment/Criminal Restitution Order.
- Provide the Date of the Judgment or Criminal Restitution Order
- Include the Judgment Debtor's Appraisal License Number issued by the California Bureau of Real Estate Appraisers

Part 5. Amount of Claim Being Made Against the Recovery Account

- State the amount of the claim being made against the Recovery Account. Only a claimant's "actual and direct loss," is payable from the Recovery Account. "Actual and direct loss" excludes the following: punitive or exemplary damages; legal and/or attorneys' fees, court costs, or arbitration fees; and nonpecuniary damages, such as inconvenience, aggravation, and emotional distress.
- Itemize and explain how the amount of the claim was computed

Part 6. Statutory Questions and Additional Information

- Answer the questions set forth in the section.
- Describe all collection efforts that you have made against any judgment debtors and/or any other persons liable to you in the underlying transaction.

Part 7. Narrative Statements/Documentation

- Attach a detailed narrative statement of facts explaining the allegations of the complaint upon which the civil judgment or criminal restitution order is based.
- The narrative should include: your relationship with the judgment debtor; the nature of the transaction in which you were involved with the licensee; the involvement of any other person in the underlying transaction; and how you were harmed by the judgment debtor.

Part 8. Additional Questions and Documentation

- List the names and addresses of any witnesses who testified at any underlying trial or arbitration.
- Answer all questions in the section.
- Attach a description of all searches and inquiries relating to the judgment assets, an itemized valuation of any assets, and a description of results of any actions to have any assets applied to satisfaction of the judgment.

Part 9. Service of Application and Form REA 6002 on Judgment Debtor

- Prior to submitting your Application to the Bureau, you must serve the Judgment Debtor with Form REA 6002 (Rev. 6/30/2026) and the Application (with all supporting documents).

Part 10. Verification

- Sign the appropriate verification and notarize the application, if you reside outside of the State of California.