

1 Department of Real Estate
320 W. 4th Street, Suite 350
2 Los Angeles, CA 90013-1105

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FILED

OCT 01 2019

DEPT. OF REAL ESTATE

By *Zini Jan*

8 **DEPARTMENT OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

10 ***

11 In the Matter of the Application of)

DRE No. H-05080 SD)

12 TAYEBEH TINA PARVIZI,)

STIPULATION AND WAIVER)

13 Respondent.)
14

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16 I, TAYEBEH TINA PARVIZI ("Respondent") do hereby affirm that I have applied to the
17 Department of Real Estate for a real estate salesperson license, and that to the best of my
18 knowledge I have satisfied all of the statutory requirements for the issuance of the license,
19 including, but not limited to, the payment of the fee therefor.

20 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
21 Real Estate Commissioner ("Commissioner") has found grounds that justify the denial of the
22 issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to
23 deny the issuance of an unrestricted real estate salesperson license to me pursuant to Sections
24 480(a), 480(c), 10177(a) and 10177(b) of the Business and Professions Code (the "Code") for my
25 convictions for violations of [1] Vehicle Code ("VC") Section 23152(a) (driving under the
26 influence of alcohol with a prior), a misdemeanor, [2] two counts of Penal Code ("PC") Section
27 415(2) (disturbing the peace), a misdemeanor, [3] VC Section 23152(b) (driving under the

1 influence with blood alcohol level of 0.08% or more), a misdemeanor, [4] PC Section 646.9(a)
2 (stalking), a felony, [5] VC Section 10851(a) (unlawful taking and driving of a vehicle), a
3 misdemeanor, as well as my failure to reveal convictions [2] and [5].

4 I hereby request that the Commissioner in his discretion issue a restricted real estate
5 salesperson license to me under the authority of Sections 10100.4 and 10156.5 of the Code. I
6 understand that any such restricted license will be issued subject to the provisions and limitations of
7 Sections 10156.6 and 10156.7 of the Code.

8 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation
9 and Waiver is accepted and signed by the Commissioner, the Commissioner will not file a
10 Statement of Issues based on the grounds herein, and I am waiving my right to a hearing and the
11 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an
12 unrestricted real estate salesperson license.

13 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and
14 restrictions imposed on my restricted license, identified below, may be removed only by filing a
15 Petition for Removal of Restrictions ("Petition") with the Commissioner, and that my Petition must
16 follow the procedures set forth in Government Code Section 11522.

17 I further understand that the restricted license issued to me shall be subject to all of the
18 provisions of Section 10156.7 of the Code and to the following limitations, conditions and
19 restrictions imposed under authority of Section 10156.6 of the Code:

- 20 1. The restricted license shall not confer any property right in the privileges to be exercised
21 including the right of renewal, and the Commissioner may by appropriate order suspend
22 the right to exercise any privileges granted under the restricted license in the event of:
- 23 a. Respondent's conviction (including a plea of nolo contendere) of a crime that
24 bears a substantial relationship to Respondent's fitness or capacity as a real estate
25 licensee; or
 - 26 b. The receipt of evidence that Respondent has violated provisions of the California
27 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or

1 conditions attaching to the restricted license.

- 2 2. Respondent shall not be eligible to petition for the issuance of an unrestricted real
3 estate license nor the removal of any of the conditions, limitations, or restrictions
4 attaching to the restricted license until **two (2) years** have elapsed from the date of
5 issuance of the restricted license to Respondent. Respondent shall not be eligible to
6 apply for any unrestricted licenses until all restrictions attaching to the license have
7 been removed.
- 8 3. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by
9 sending a certified letter to the Commissioner at the Department of Real Estate, Post
10 Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of
11 Respondent's arrest, the crime for which Respondent was arrested, and the name and
12 address of the arresting law enforcement agency. Respondent's failure to timely file
13 written notice shall constitute an independent violation of the terms of the restricted
14 license and shall be grounds for the suspension or revocation of that license.
- 15 4. With the application for license or with the application for transfer to a new employing
16 broker, Respondent shall submit a statement signed by the prospective employing
17 broker on a form approved by the Department wherein the employing broker shall
18 certify as follows:
- 19 a. That the broker has read the Stipulation and Waiver which is the basis for the
20 issuance of the restricted license; and
- 21 b. That the broker will carefully review all transaction documents prepared by the
22 restricted licensee and otherwise exercise close supervision over the licensee's
23 performance of acts for which a license is required.

24
25 9/10/19
26 Dated _____


24
25 
26 _____
27 Kevin H. Sun, Counsel
Department of Real Estate

1 Respondent has read this Stipulation and Waiver, and its terms are understood by
2 Respondent and are agreeable and acceptable to Respondent. Respondent understands that
3 Respondent is waiving rights given to Respondent by the Administrative Procedure Act (including,
4 but not limited to, Government Code Sections 11504, 11506, 11508, 11509, and 11513), and
5 Respondent willingly, intelligently, and voluntarily waives those rights, including, but not limited
6 to, the right to a hearing on a Statement of Issues at which Respondent would have the right to
7 cross-examine witnesses against Respondent and to present evidence in defense and mitigation of
8 the charges.

9 Respondent shall send a hard copy of the original signed Stipulation and Waiver to **Kevin**
10 **H. Sun, Department of Real Estate, 320 W. 4th Street, Suite 350, Los Angeles, CA 90013.**

11 In the event of time constraints before an administrative hearing, Respondent can signify
12 acceptance and approval of the terms and conditions of this Stipulation and Waiver by emailing a
13 scanned copy of the signature page, as actually signed by Respondent, to the Department counsel
14 assigned to this case. Respondent agrees, acknowledges and understands that by electronically
15 sending the Department a scan of Respondent's actual signature as it appears on the Stipulation and
16 Waiver, that receipt of the scan by the Department shall be binding on Respondent as if the
17 Department had received the original signed Stipulation and Waiver.

18
19 September 4, 2019
20 Dated

21
22 
23 Taveh Tina Parvizi, Respondent

24 * * *

25 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied that
26 the hearing for the purpose of requiring further proof as to the honesty and truthfulness of
27 Respondent need not be called and that it will not be inimical to the public interest to issue a
restricted real estate salesperson license to Respondent.

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