

1 BUREAU OF REAL ESTATE
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3 Sacramento, CA 95813-7007

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FILED

APR 11 2014

BUREAU OF REAL ESTATE

By K. Contreras

9 BEFORE THE BUREAU OF REAL ESTATE

10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Application of) DRE No. H-6050 SAC
13)
14) STIPULATION AND
15 NEIL PATRICK COWAN,) WAIVER
16)
17 Respondent.)

17 I, NEIL PATRICK COWAN, Respondent herein, do hereby affirm that I have
18 applied to the Bureau of Real Estate for a real estate salesperson license and that to the best of
19 my knowledge I have satisfied all of the statutory requirements for the issuance of the license,
20 including the payment of the fee therefor.

21 I acknowledge that I have received and read the Statement of Issues and the
22 Statement to Respondent filed by the Bureau of Real Estate on November 21, 2013, in
23 connection with my application for a real estate salesperson license. I understand that the Real
24 Estate Commissioner may hold a hearing on this Statement of Issues for the purposed of
25 requiring further proof of my honesty and truthfulness and to prove other allegations therein, or
26 that he may in his discretion waive the hearing and grant me a restricted real estate salesperson

27 H-6050 SAC

- 1 -

Stipulation and Waiver of
Neil Patrick Cowan

1 license based upon this Stipulation and Waiver. I also understand that by filing the Statement of
2 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a
3 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson
4 license. I further understand that by entering into this Stipulation and Waiver I will be stipulating
5 that the Real Estate Commissioner has found that I have failed to make such a showing, thereby
6 justifying the denial of the issuance to me of an unrestricted real estate salesperson license.

7 I hereby admit that the allegations of the Statement of Issues filed against me are
8 true and correct and request that the Real Estate Commissioner in his discretion issue a restricted
9 real estate salesperson license to me under the authority of Section 10156.5 of the Business and
10 Professions Code.

11 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a
12 hearing and the opportunity to present evidence at the hearing to establish my rehabilitation in
13 order to obtain an unrestricted real estate salesperson license if this Stipulation and Waiver is
14 accepted by the Real Estate Commissioner. However, I am not waiving my right to a hearing and
15 to further proceedings to obtain a restricted or unrestricted license if this Stipulation and Waiver
16 is not accepted by the Commissioner.

17 I further understand that the following conditions, limitations and restrictions will
18 attach to a restricted license issued by the Bureau of Real Estate pursuant hereto:

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

2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal of any of the conditions, limitations or restrictions attaching to the restricted license until two (2) years have elapsed from the date of issuance of the restricted license to Respondent.

3. With the application for license, or with the application for transfer to a new employing broker, I shall submit a statement signed by the prospective employing broker on a form approved by the Bureau of Real Estate wherein the employing broker shall certify as follows:

a. That the broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and

b. That the broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a copy of the signature page, as actually signed by Respondent, to the Bureau at fax number (916) 263-3767. Respondent agrees, acknowledges and understands that by electronically sending to the Bureau a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Bureau shall be binding on Respondent as if the Bureau had received the original signed Stipulation and Waiver.

3/19/2014
DATED


NEIL PATRICK COWAN
Respondent

1 I have reviewed the Stipulation and Waiver as to form and content and have
2 advised my client accordingly.

3 3-27-14
4 Dated

Frank M. Buda
FRANK. M. BUDA
Attorney for Respondent

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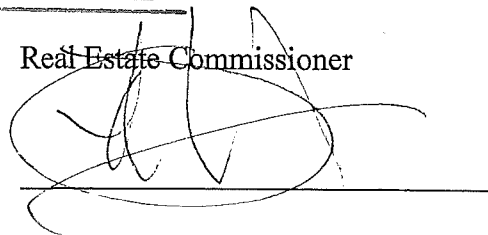
7 I have read the Statement of Issues filed herein and the foregoing Stipulation
8 and Waiver signed by Respondent. I am satisfied that the hearing for the purpose of requiring
9 further proof as to the honesty and truthfulness of Respondent need not be called and that it
10 will not be inimical to the public interest to issue a restricted real estate salesperson license to
11 Respondent.

12 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson
13 license be issued to Respondent NEIL PATRICK COWAN if Respondent has otherwise
14 fulfilled all of the statutory requirements for licensure. The restricted license shall be limited,
15 conditioned and restricted as specified in the foregoing Stipulation and Waiver.

16 This Order is effective immediately.

17 IT IS SO ORDERED APR 08 2014.

18 Real Estate Commissioner

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21 By: JEFFREY MASON
22 Chief Deputy Commissioner