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1 Bureau of Real Estate  
2 P. O. Box 137007  
3 Sacramento, CA 95813-7007  
4 Telephone: (916) 263-8672  
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**FILED**

**JUL 27 2018**

DEPARTMENT OF REAL ESTATE

By *H. Knapp*

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9 **BUREAU OF REAL ESTATE**  
10 **STATE OF CALIFORNIA**

11 \* \* \*

12 *In the Matter of the Application of*

13 TAMRA LETISE THOMAS,

14 Respondent.

H-12261 SF

**STIPULATION AND WAIVER**  
(Per Business and Professions Code § 10100.4)

15 TAMRA LETISE THOMAS, ("Respondent") does hereby affirm that on August 4,  
16 2017, she applied to the Bureau of Real Estate ("Bureau") for a real estate salesperson license and  
17 that to the best of her knowledge she satisfied all of the statutory requirements for the issuance of  
18 the license, including the payment of the fee therefore.

19 **FACTUAL BASIS**

20 On or about January 1, 1985, in the Superior Court of the State of California,  
21 County of Alameda, Case No. 122831, Respondent was convicted of violating Penal Code section  
22 496 (receiving stolen property) a misdemeanor. This conviction has been expunged.

23 On or about May 8, 1985, in the Superior Court of the State of California, County  
24 of Alameda, Case Nos. 103625 and 186268A, Respondent was convicted of violating Penal Code  
25 section 484 (theft) a misdemeanor. This conviction has been expunged.

26 On or about July 22, 1986, in the Superior Court of the State of California, County  
27 of Alameda, Case No. 40258, Respondent was convicted of violating Penal Code section 484

1 (theft) a misdemeanor. This conviction has been expunged.

2 On or about October 25, 1988, in the Superior Court of the State of California,  
3 County of Contra Costa, Case No. 1148287, Respondent was convicted of violating Penal Code  
4 section 484 (theft) a misdemeanor. This conviction has been expunged

5 On or about May 4, 1989, in the Superior Court of the State of California, County  
6 of Alameda, Case No. 123656, Respondent was convicted of violating Penal Code section 242  
7 (battery) a misdemeanor. This conviction has been expunged.

8 On or about March 12, 2003, in the Superior Court of the State of California,  
9 County of Alameda, Case No. 485201, Respondent was convicted of violating Welfare section  
10 485201 (fraud to obtain aid) a misdemeanor. This conviction has been expunged.

#### 11 GROUND FOR DENIAL

12 Respondent's criminal conviction constitutes grounds under Sections 480(a) and  
13 10177(b) of the Code for the denial of Respondent's application for an unrestricted real estate  
14 license.

#### 15 TERMS AND CONDITIONS

16 Respondent understands that the Real Estate Commissioner ("Commissioner") may  
17 hold a hearing regarding the matters discussed above for the purpose of requiring further proof of  
18 Respondent's honesty and truthfulness and to prove other allegations therein, or that the  
19 Commissioner may waive the hearing and grant Respondent a restricted real estate salesperson  
20 license based upon this Stipulation and Waiver. Respondent also understands that by entering into  
21 this Stipulation and Waiver, Respondent will be stipulating that the Commissioner has found that  
22 Respondent has failed to make a showing that Respondent meets all the requirements for issuance  
23 of a real estate salesperson license thereby justifying the denial of the issuance to her of an  
24 unrestricted real estate salesperson license.

25 Respondent hereby admits the above Factual Basis is true and correct and requests  
26 that the Commissioner issue a restricted real estate salesperson license to Respondent under the  
27 authority of section 10100.4 and 10156.5 of the Code. I understand that any such restricted license

1 will be issued subject to the provisions of and limitations of sections 10156.6 and 10156.7 of the  
2 Code.

3 Respondent is aware that by signing this Stipulation and Waiver, and if this  
4 Stipulation and Waiver is accepted by the Commissioner, Respondent is waiving her right to a  
5 hearing and the opportunity to present evidence at the hearing to establish his rehabilitation in order  
6 to obtain an unrestricted real estate salesperson license. Respondent is not waiving her right to a  
7 hearing and to further proceedings to obtain a restricted or unrestricted license if this Stipulation  
8 and Waiver is not accepted by the Commissioner.

9 Respondent agrees that by signing this Stipulation and Waiver, the conditions,  
10 limitations, and restrictions imposed on Respondent's restricted license, identified below, may be  
11 removed only by filing a Petition for Removal of Restrictions ("petition") with the Commissioner,  
12 and that Respondent's petition must follow the procedures set forth in Government Code Section  
13 11522. Respondent understands that this Stipulation and Waiver, which was executed pursuant to  
14 the authority under section 10100.4 and 10156.5 of the Code, is considered discipline by the  
15 Bureau.

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

19 1. The license shall not confer any property right in the privileges to be  
20 exercised and the Commissioner may by appropriate order suspend the right to exercise any  
21 privileges granted under this restricted license in the event of:

22 a. Respondent's conviction (including a plea of nolo contendere) of a  
23 crime which bears a substantial relationship to Respondent's fitness or capacity as a real estate  
24 licensee; or

25 b. The receipt of evidence that Respondent has violated provisions of  
26 the California Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or  
27 conditions attaching to this restricted license.

1                   2. Respondent shall not be eligible to petition for the issuance of an unrestricted  
2 real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to  
3 the restricted real estate license until two (2) years have elapsed from the date of issuance of the  
4 restricted real estate license to Respondent. Respondent shall not be eligible to apply for any  
5 unrestricted licenses until all restrictions attaching to the license have been removed.

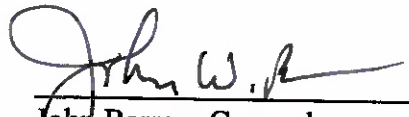
6                   3. With the application for license, or with the application for transfer to a new  
7 employing broker, Respondent shall submit a statement signed by the prospective employing broker  
8 on a form approved by the Bureau wherein the employing broker shall certify as follows:

9                   a. That broker has read the Stipulation and Waiver which is the basis for the  
10 issuance of the restricted license; and

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

14                   4. Respondent shall notify the Commissioner in writing within 72 hours of any  
15 arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office  
16 Box 187000, Sacramento, CA 95818-7000. The letter shall set forth the date of Respondent's  
17 arrest, the crime for which Respondent was arrested and the name and address of the arresting law  
18 enforcement agency. Respondent's failure to timely file written notice shall constitute an  
19 independent violation of the terms of the restricted license and shall be grounds for the suspension  
20 or revocation of that license.

21                   7/5/18  
22 Dated \_\_\_\_\_

  
\_\_\_\_\_  
John Barron, Counsel  
Bureau of Real Estate

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24                   Respondent has read the Stipulation and Waiver and its terms are understood by  
25 Respondent and agreeable and acceptable to Respondent. Respondent understands that Respondent  
26 is waiving rights given to Respondent by the California Administrative Procedure Act (including,  
27 but not limited to, California Government Code sections 11504, 11506, 11508, 11509, and 11513),

1 and willingly, intelligently, and voluntarily waives those rights, including, but not limited to, the  
2 right to a hearing on a Statement of Issues at which he would have the right to cross-examine  
3 witnesses against Respondent and to present evidence in defense and mitigation of the charges.

4  
5 Dated

6.26.18

  
TAMRA LETISE THOMAS, Respondent

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

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

14 This Order is effective immediately.

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16 IT IS SO ORDERED July 25, 2018.

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18 DANIEL J. SANDRI  
19 ACTING REAL ESTATE COMMISSIONER

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