

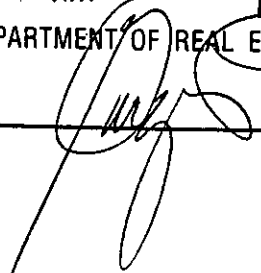
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DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Application of)

BRENDA LEE RECTOR)

Respondent.)

No. H- 28011 LA

STIPULATION AND WAIVER

I, BRENDA LEE RECTOR

respondent herein, do hereby affirm that I

have applied to the Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on February 8, 1999. in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the issuance
2 to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and
4 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to
5 me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any such
6 restricted license will be issued subject to and be limited by Section 10153.4 of the Business and Professions
7 Code.

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

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

- 15 1. The license shall not confer any property right in the privileges to be exercised including the right
16 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to
17 exercise any privileges granted under this restricted license in the event of:
 - 18 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
19 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 20 b. The receipt of evidence that respondent has violated provisions of the California Real Estate
21 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions
22 attaching to this restricted license.
- 23 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor
24 the removal of any of the conditions, limitations or restrictions attaching to the restricted license
25 until one year has elapsed from the date of issuance of the restricted license to respondent.
- 26 3. With the application for license, or with the application for transfer to a new employing broker,
27 respondent shall submit a statement signed by the prospective employing broker on a form

1 approved by the Department of Real Estate wherein the employing broker shall certify as follows

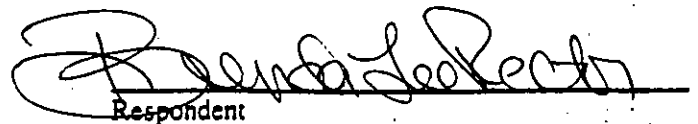
2 a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted
3 license; and

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

7 4. Respondent's restricted real estate salesperson license is issued subject to the requirements of
8 Section 10153.4 of the Business and Professions Code, to wit: Respondent shall, within eighteen
9 (18) months of the issuance of the restricted license, submit evidence satisfactory to the Commis-
10 sioner of successful completion, at an accredited institution, of two of the courses listed in Section
11 10153.2, other than real estate principles, advanced legal aspects of real estate, advanced real estate
12 finance or advanced real estate appraisal. If Respondent fails to timely present to the Department
13 satisfactory evidence of successful completion of the two required courses, the restricted license
14 shall be automatically suspended effective eighteen (18) months after the date of its issuance. Said
15 suspension shall not be lifted unless, prior to the expiration of the restricted license, Respondent
16 has submitted the required evidence of course completion and the Commissioner has given written
17 notice to the Respondent of lifting of the suspension.

18 5. Pursuant to Section 10154, if Respondent has not satisfied the requirements for an unqualified
19 license under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and
20 shall not be entitled to the issuance of another license which is subject to Section 10153.4 until four
21 years after the date of the issuance of the preceding restricted license.

22 DATED this 12 day of April, 19 99

23 
24 Respondent

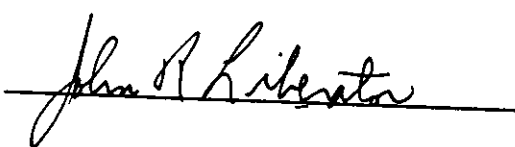
1 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
2 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
3 truthfulness of respondent need not be called and that it will not be inimical to the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

5 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to
6 respondent BRENDA LEE RECTOR if respondent has otherwise fulfilled
7 all of the statutory requirements for licensure. The restricted license shall be limited, conditioned and
8 restricted as specified in the foregoing Stipulation and Waiver.

9 This Order is effective immediately.

10 DATED this 5th day of May, 19 99.

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13 JOHN R. LIBERATOR
14 ACTING COMMISSIONER

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FILED
FEB 08 1999

DEPARTMENT OF REAL ESTATE

By *[Signature]*

SACTD

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(213) 897-3937

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)	NO. H-28011 LA
BRENDA LEE RECTOR,)	<u>STATEMENT OF ISSUES</u>
Respondent.)	

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, requires further proof of the honesty and truthfulness of BRENDA LEE RECTOR, (hereinafter referred to as respondent), in connection with respondent's application for a real estate salesperson license, filed on March 31, 1998, and in relation thereto, will consider the following:

I

Respondent, pursuant to the provisions of Section 10153.3 of the Business and Professions Code, made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about March 31, 1998, with the knowledge and understanding that any license issued as a result of said application would be subject to the conditions of Section

1 10153.4 of the Business and Professions Code.

2 II

3 On or about March 18, 1996, in the Municipal Court for the
4 County of Orange, State of California, respondent was convicted of
5 violating Welfare & Institutions Code Section 10980(c)(2) (welfare
6 fraud), a crime involving moral turpitude.

7 III

8 The crime of which respondent was convicted bears a
9 substantial relationship to the qualifications, functions or duties
10 of a real estate licensee.

11 IV

12 Respondent's conviction is grounds for denying
13 respondent's application for a real estate license under Sections 480
14 and 10177(b) of the Business and Professions Code of the State of
15 California.

16 These proceedings are brought under the provisions of
17 Section 10100, Division 4 of the Business and Professions Code of the
18 State of California and Sections 11500 through 11528 of the
19 Government Code.

20 Dated at Los Angeles, California this 8th day of February,
21 1999.

22 THOMAS McCRADY
23 Deputy Real Estate Commissioner

24 CC: BRENDA LEE RECTOR
25 SACTO
26 SEV

26 JRP:rgp
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