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**FILED**  
DEC 19 2008  
DEPARTMENT OF REAL ESTATE  
By 

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of ) NO. H-32384 LA  
)  
JAN M. CHAIT, )  
)  
Respondent. )

ORDER GRANTING UNRESTRICTED LICENSE

On March 14, 2006, a Decision was rendered herein denying the Respondent's application for a real estate license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on April 6, 2006.

On May 27, 2008, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

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///

1 I have considered the petition of Respondent and  
2 the evidence submitted in support thereof. Respondent has  
3 demonstrated to my satisfaction that Respondent meets the  
4 requirements of law for the issuance to Respondent of an  
5 unrestricted real estate salesperson license and that it  
6 would not be against the public interest to issue said  
7 license to Respondent.

8 NOW, THEREFORE, IT IS ORDERED that Respondent's  
9 petition for removal of restrictions is granted and that an  
10 unrestricted real estate salesperson license be issued to  
11 Respondent if Respondent satisfies the following conditions  
12 within nine (9) months from the date of this Order:

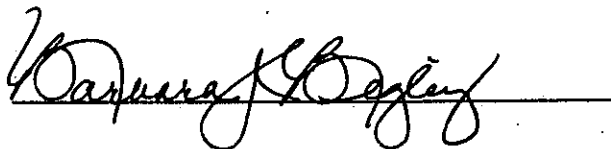
13 1. Submittal of a completed application and payment  
14 of the fee for a real estate salesperson license.

15 2. Submittal of evidence that Respondent has, since  
16 the most recent issuance of an original or renewal real estate  
17 license, taken and successfully completed the continuing  
18 education requirements of Article 2.5 of Chapter 3 of the Real  
19 Estate Law for renewal of a real estate license.  
20

21 This Order shall be effective immediately.

22 Dated: 12-12-08

23 JEFF DAVI  
24 Real Estate Commissioner

25   
26

27 BY: Barbara J. Bigby  
Chief Deputy Commissioner

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

4 Telephone: (213) 576-6982

**FILED**  
MAR 17 2008  
DEPARTMENT OF REAL ESTATE

By K. M. ...

7 **DEPARTMENT OF REAL ESTATE**  
8 **STATE OF CALIFORNIA**

10 *In the Matter of the Application of*

11 JAN M. CHAIT,

13 Respondent

)  
) No. H- 32384 LA  
)  
)

) **STIPULATION AND**  
) **WAIVER**  
)  
)

15 I, JAN M. CHAIT, respondent herein, do hereby affirm that I have applied to the Department of Real  
16 Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the  
17 statutory requirements for the issuance of the license, including the payment of the fee therefor.

18 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent  
19 filed by the Department of Real Estate on January 9, 2006, in connection with my application for a real  
20 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this  
21 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove  
22 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real  
23 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the  
24 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a  
25 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I  
26 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  
2 issuance 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  
5 to me under the authority of Section 10156.5 of the Business and Professions Code.

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

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

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

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- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
- b. That 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 Department at fax number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

\_\_\_\_\_

Dated

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JAN M. CHAIT, Respondent

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- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
- b. That 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 Department at fax number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

X 1/24/06  
Dated

X   
JAN M. CHAIT, Respondent

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I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of 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.

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

This Order is effective immediately.

IT IS SO ORDERED 3-14-66

  
\_\_\_\_\_  
Jeff Davis  
Real Estate Commissioner

*Handwritten initials/signature in top left corner.*

ELLIOTT MAC LENNAN, SBN 66674  
Department of Real Estate  
320 West 4th Street, Ste. 350  
Los Angeles, California 90013-1105

Telephone: (213) 576-6911 (direct)  
-or- (213) 576-6982 (office)

**FILED**  
JAN 9 2006  
DEPARTMENT OF REAL ESTATE

By *K. Hederholt*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )  
JAN M. CHAIT, )  
Respondent. )

No. H-32384 LA

STATEMENT OF ISSUES

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against JAN M. CHAIT aka Jan Marcia Chait (respondent) is informed and alleges in her official capacity as follows:

SALESPERSON LICENSE APPLICATION

1.

Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about December 23, 2004, subject to Section 10153.4(c) under the Real Estate Law (Part 1 of Division 4 of the California Business and Professions Code) (Code) with the knowledge and understanding that any license issued as a result of said application would be subject to the conditions of Code



1 Section 10153.4.

2 PRIOR DEPARTMENTAL ACTION

3 2.

4 On November 9, 2001, respondent applied for a  
5 conditional real estate license disclosing the crime set forth  
6 below. On May 24, 2002, in H-29512 LA, a Statement of Issues was  
7 filed against respondent for said crime. After a hearing, a  
8 Decision was adopted on December 3, 2002, denying licensure. On  
9 December 18, 2002, respondent petitioned for reconsideration of  
10 the Decision of December 3, 2002. On January 28, 2003, an Order  
11 Denying Reconsideration denying respondent's petition for  
12 reconsideration became effective.

13 3.

14 On July 29, 1999, in the Municipal Court of Los  
15 Angeles, Van Nuys Judicial District, County of Los Angeles, State  
16 of California, in case number LA 033432, respondent was convicted  
17 upon a plea to nolo contendere to one count of Penal Code Section  
18 470(d) (acts constituting forgery), a misdemeanor. On September  
19 12, 2002, pursuant to Penal Code Section 1203.4, this crime was  
20 expunged.  
21

22 4.

23 This crime by its facts and circumstances involves  
24 moral turpitude and is substantially related under Section 2910,  
25 Chapter 6, Title 10 of the California Code of Regulations, to the  
26 qualifications, functions or duties of a real estate licensee and  
27

1 are cause to deny Respondent's application for a real estate  
2 license pursuant to Code Sections 480(a) and/or 10177(b).

3  
4 These proceedings are brought under the provisions of  
5 Section 10100, Division 4 of the Business and Professions Code of  
6 the State of California and Sections 11500 through 11528 of the  
7 Government Code of the State of California.

8 WHEREFORE, Complainant prays that the above-entitled  
9 matter be set for hearing and, that upon proof of the charges  
10 contained herein, that the Commissioner refuse to authorize the  
11 issuance of, and deny the issuance of, a real estate salesperson  
12 license to Respondent JAN M. CHAIT and for such other and further  
13 relief as may be proper under other applicable provisions of law.

14 Dated at Los Angeles, California

15 this

*2nd day of November 2005.*

16  
17   
18 Deputy Real Estate Commissioner

19  
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24  
25 cc: Jan M. Chait  
26 Maria Suarez  
27 Sacto  
AV