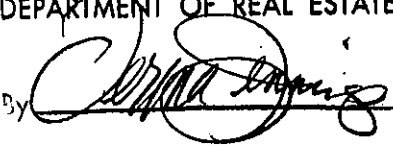


1 Department of Real Estate  
2 P.O. Box 187007 -  
3 Sacramento, CA 95818-7007  
4 Telephone: (213) 576-6982  
5  
6

**FILED**  
OCT - 2 2007  
DEPARTMENT OF REAL ESTATE  
By 

7 **DEPARTMENT OF REAL ESTATE**  
8 **STATE OF CALIFORNIA**  
9

10 *In the Matter of the Application of*

11  
12 **BRANDEN BRENT WILLIAMS**

13  
14 Respondent

)  
) No. H- 34185 LA  
)  
)

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

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

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent  
20 filed by the Department of Real Estate on August 10, 2007, in connection with my application for a real  
21 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this  
22 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove  
23 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real  
24 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the  
25 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a  
26 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I  
27 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. I understand that any  
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and  
7 Professions 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  
10 unrestricted real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate  
11 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a  
12 restricted or unrestricted 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  
14 restricted 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  
16 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right  
17 to 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  
21 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or  
22 conditions attaching to this restricted license.
- 23 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
24 removal of any of the conditions, limitations or restrictions attaching to the restricted license  
25 until two years have elapsed from the date of issuance of the restricted license to respondent.  
26  
27

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

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

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

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

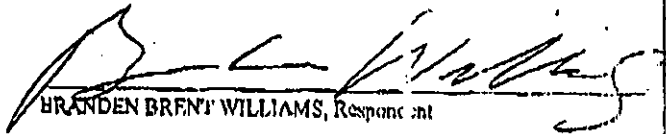
20 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license  
21 under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall  
22 not be entitled to the issuance of another license which is subject to Section 10153.4 until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

24 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and  
25 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax  
26 number (916) 227-9458. Respondent agrees, acknowledges and understands that by electronically sending  
27 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt

1 of this faxed copy by the Department shall be as binding on respondent as if the Department had received  
2 the original signed Stipulation and Waiver.

3 8-16-07

4 Dated

5   
6 BRANDEN BRENT WILLIAMS, Respondent

7 \*\*\*

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

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

16 This Order is effective immediately.

17 IT IS SO ORDERED \_\_\_\_\_

18 Jeff Davi  
19 Real Estate Commissioner  
20  
21  
22  
23  
24  
25  
26  
27

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received  
2 the original signed Stipulation and Waiver.

3 \_\_\_\_\_  
4 Dated BRANDEN BRENT WILLIAMS, Respondent

5 \* \* \*

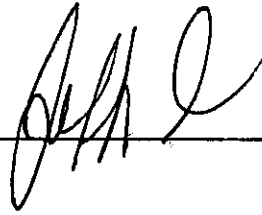
6 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by  
7 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
8 truthfulness of respondent need not be called and that it will not be inimical to 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 license be issued to  
11 respondent BRANDEN BRENT WILLIAMS if respondent has otherwise fulfilled all of the statutory  
12 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in  
13 the foregoing Stipulation and Waiver.

14 This Order is effective immediately.

15 IT IS SO ORDERED                     9-28-07

16 Jeff Davi  
17 Real Estate Commissioner

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19 \_\_\_\_\_  
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27

SACTO.  
Flag

FILED  
AUG 10 2007

DEPARTMENT OF REAL ESTATE

1 JAMES R. PEEL, Counsel (SBN 47055)  
2 Department of Real Estate  
3 320 West Fourth Street, Ste. 350  
4 Los Angeles, California 90013-1105  
5 Telephone: (213) 576-6982  
6 -or- (213) 576-6913 (Direct)  
7  
8

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

11 In the Matter of the Application of )	)	No. H-34185 LA
12 BRANDON BRENT WILLIAMS, )	)	<u>STATEMENT OF ISSUES</u>
13 Respondent. )	)	
14	)	

15  
16 The Complainant, Janice A. Waddell, a Deputy Real  
17 Estate Commissioner of the State of California, for Statement of  
18 Issues against BRANDON BRENT WILLIAMS (Respondent) is informed  
19 and alleges in her official capacity as follows:

20 I

21 On or about September 5, 2006, Respondent applied to  
22 the Department of Real Estate of the State of California for a  
23 real estate salesperson license with the knowledge and  
24 understanding that any license issued as a result of that  
25 application would be subject to the conditions of Section 10153.4  
26 of the Business and Professions Code (hereinafter Code).  
27

1 II

2 In response to Question 25 of said application, to wit,  
3 "Have you ever been convicted of any violation of law?",  
4 Respondent answered "No".

5 III

6 On or about October 29, 1993, in the Superior Court of  
7 California for the County of Los Angeles, Respondent was  
8 convicted of violating Penal Code section 653M(a) (annoying phone  
9 calls:obscene threat), and Penal Code section 12403.7(a)(8)  
10 (unlawful use of tear gas weapon).

11 IV

12 The matter alleged in Paragraph III involves moral  
13 turpitude and is substantially related to the duties, functions  
14 and qualifications of a real estate licensee.

15 V

16 The matter alleged in Paragraph III is grounds to deny  
17 Respondent's application under Sections 480(a)(1) and 10177(b) of  
18 the California Business and Professions Code.

19 VI

20 Respondent's failure to reveal the matter set forth in  
21 Paragraph III in said application constitutes the attempt to  
22 procure a real estate license by fraud, misrepresentation or  
23 deceit, or by making a material misstatement of fact or knowingly  
24 making a false statement of fact required to be revealed in said  
25 application, which failure is cause for denying Respondent's  
26

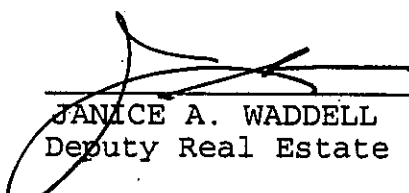
1 application for a real estate license under Sections 480(c) and  
2 10177(a) of the Code.

3 The Statement of Issues is brought under the provisions  
4 of Section 10100, Division 4 of the Business and Professions Code  
5 of the State of California and Sections 11500 through 11528 of  
6 the Government Code.

7 WHEREFORE, the Complainant prays that the above-  
8 entitled matter be set for hearing and, upon proof of the charges  
9 contained herein, that the Commissioner refuse to authorize the  
10 issuance of, and deny the issuance of, a real estate salesperson  
11 license to Respondent, BRANDON BRENT WILLIAMS, and for such other  
12 and further relief as may be proper in the premises.

13 Dated at Los Angeles, California,

14 this 2 day of July, 2007.

15  
16   
17 JANICE A. WADDELL  
18 Deputy Real Estate Commissioner  
19  
20  
21  
22  
23

24 cc: Brandon Brent Williams  
25 Nourmand & Associates  
26 Janice A. Waddell  
27 Sacto.