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**FILED**

APR 26 2013

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of	)	No. H-34393 LA
	)	
NICHOLAS ROMO,	)	
	)	
	)	
Respondent.	)	
	)	

ORDER GRANTING UNRESTRICTED LICENSE

On February 20, 2008, a Decision was rendered herein denying the real estate salesperson license of Respondent, 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 2, 2008, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about October 20, 2011, Respondent petitioned for removal of restrictions of said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate

1 salesperson license and that it would not be against the public interest to issue said license to  
2 Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal  
4 of restrictions is granted and that a real estate salesperson license be issued to Respondent, if  
5 Respondent satisfies the following requirements:

- 6 1. Submits a completed application and pays the fee for a real estate salesperson  
7 license within the 12 month period following the date of this Order; and  
8 2. Submits proof that Respondent has completed the continuing education  
9 requirements for renewal of the license sought. The continuing education courses must be  
10 completed either (i) within the 12 month period preceding the filing of the completed application,  
11 or (ii) within the 12 month period following the date of this Order.

13 This Order shall be effective immediately.

14 Dated: \_\_\_\_\_  
15 \_\_\_\_\_

3/14/2013

16 WAYNE S. BELL  
17 Real Estate Commissioner

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