

FILED

SEP 19 2017

BUREAU OF REAL ESTATE

By 

1 Bureau of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
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Telephone: (213) 576-6982

BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Application of

KETSHA RENE THOMPSON,

Respondent.

CalBRE No. H-40634 LA

STIPULATION AND WAIVER

I, KETSHA RENE THOMPSON, Respondent herein, do hereby affirm that I have applied to the Bureau of Real Estate ("Bureau") 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 filed by the Bureau on May 15, 2017, in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner ("Commissioner") may hold a hearing on the 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 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

1 that the Commissioner has found that I have failed to make such a showing, thereby justifying the
2 denial of the 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
4 correct and request that the Commissioner in his discretion issue a restricted real estate salesperson
5 license to me under the authority of Section 10156.5 of the Business and Professions Code ("the
6 Code").

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

13 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and restrictions
14 imposed on my restricted license, identified below, may be removed only by filing a Petition for
15 Removal of Restrictions ("Petition") with the Commissioner, and that my Petition must follow the
16 procedures set forth in Government Code Section 11522.

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

- 20 1. The restricted license shall not confer any property right in the privileges to be exercised
21 including the right of renewal, and the Commissioner may by appropriate order suspend
22 the right to exercise any privileges granted under the restricted license in the event of:
23 a. Respondent's conviction (including a plea of nolo contendere) of a crime which
24 bears a substantial relationship to Respondent's fitness or capacity as a real estate
25 licensee; or
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1 b. The receipt of evidence that Respondent has violated provisions of the California
2 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner or
3 conditions attaching to the restricted license.

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

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

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

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

17 4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by
18 sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office
19 Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of
20 Respondent's arrest, the crime for which Respondent was arrested and the name and
21 address of the arresting law enforcement agency. Respondent's failure to timely file
22 written notice shall constitute an independent violation of the terms of the restricted
23 license and shall be grounds for the suspension or revocation of that license.

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26 5. The Bureau shall reimburse Respondent the \$245 fee she submitted for a second license
27 application on or about August 4, 2017.

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8/30/17
Dated

James A. Demus
James A. Demus, Assistant Chief Counsel
Bureau of Real Estate

Respondent has read this Stipulation and Waiver and its terms are understood by Respondent, and agreeable and acceptable to Respondent. Respondent understands that Respondent is waiving rights given to Respondent by the Administrative Procedure Act (including, but not limited to, Government Code sections 11504, 11506, 11508, 11509, and 11513), and willingly, intelligently, and voluntarily waives those rights, including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent would have the right to cross-examine witnesses against Respondent and to present evidence in defense and mitigation of the charges.

Respondent shall send a hard copy of the original signed Stipulation and Waiver to: James A. Demus, Bureau of Real Estate, 320 West Fourth St, Ste 350, Los Angeles, CA, 90013.

In the event of time constraints before an administrative hearing, Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by emailing a scanned copy of the signature page, as actually signed by Respondent, to the Bureau counsel assigned to this case. Respondent agrees, acknowledges and understands that by electronically sending the Bureau a scan of Respondent's actual signature as it appears on the Stipulation and Waiver, that receipt of the scan by the Bureau shall be binding on Respondent as if the Bureau had received the original signed Stipulation and Waiver.

8/30/2017
Dated

Ketsha Rene Thompson
KETSHA RENE THOMPSON, Respondent

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

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

9 This Order is effective immediately.

10 IT IS SO ORDERED 9/19/2017.

11 WAYNE S. BELL

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14 REAL ESTATE COMMISSIONER

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