

1 Bureau of Real Estate  
2 320 W. 4<sup>th</sup> Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

**FILED**

**JUN 28 2018**

**BUREAU OF REAL ESTATE**

By John C. Guit

5 **BUREAU OF REAL ESTATE**

6 **STATE OF CALIFORNIA**

7  
8 *In the Matter of the Application of*

No. H- 41063 LA

9  
10 JOHN HERMOSILLO MERAZ,

STIPULATION AND WAIVER

11 Respondent.  
12

13 I, JOHN HERMOSILLO MERAZ, ("Respondent") do hereby affirm that I have applied to the  
14 Bureau of Real Estate ("Bureau") for an individual mortgage loan originator license endorsement ("MLO  
15 license endorsement"), and that to the best of my knowledge, I have satisfied all of the statutory  
16 requirements for the issuance of the MLO license endorsement including, but not limited to, the payment  
17 of the fee therefore.

18 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the Real  
19 Estate Commissioner ("Commissioner") has found grounds that justify the denial of the issuance of an  
20 unrestricted MLO license endorsement to me. I agree that there are grounds to deny the issuance of an  
21 unrestricted MLO license endorsement to me pursuant to California Business and Professions Code  
22 ("Code") sections 10166.05, subdivision (b), and 10166.05, subdivision (c) due to my October 22, 2014  
23 felony conviction for possession for sale of a controlled substance.

24 I hereby request that the Commissioner in his discretion issue a restricted MLO license  
25 endorsement to me under the authority of sections 10100.4, 10156.5, and 10166.05, subdivision (b)(2), of  
26 the Code and section 2945.4, title 10, chapter 6 of the California Code of Regulations. I understand that  
27

1 any such restricted MLO license endorsement will be issued subject to the provisions of and limitations of  
2 sections 10156.6 and 10156.7 of the Code.

3 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation and  
4 Wavier is accepted and signed by the Commissioner, the Commissioner will not file a Statement of Issues  
5 based on the grounds herein, and I am waiving my right to a hearing and the opportunity to present  
6 evidence at the hearing to establish my qualifications for issuance of an unrestricted MLO license  
7 endorsement.

8 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and restrictions  
9 imposed on my restricted MLO license endorsement, identified below, may only be removed by filing a  
10 Petition for Removal of Restrictions ("Petition") with the Commissioner, and that my Petition must  
11 follow the procedures set forth in Government Code section 11522.

12 I further understand that the restricted MLO license endorsement issued to me shall be subject to  
13 all of the provisions of section 10156.7 of the Code and to the following limitations, conditions, and  
14 restrictions imposed under the authority of section 10156.6 of the Code:

15 1. The MLO license endorsement shall not confer any property right in the privileges to be  
16 exercised including the right of renewal, and the Commissioner may by appropriate order suspend the  
17 right to exercise any privileges granted under this restricted MLO license endorsement in the event of:

18 a. Respondent's conviction (including a plea of nolo contendere) of a crime that

19 bears a substantial relationship to Respondent's fitness or capacity to hold a real estate  
20 license or MLO licensee endorsement; or

21 b. The receipt of evidence that Respondent has violated provisions of the California Real  
22 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner  
23 or conditions attaching to this restricted MLO license endorsement.

24 2. Respondent shall not be eligible to apply for the issuance of an unrestricted MLO license  
25 endorsement nor the removal of any of the conditions, limitations, or restrictions attaching to the  
26 restricted MLO license endorsement until two (2) years have elapsed from the date of issuance of the  
27 restricted MLO license endorsement to Respondent.

1                   3. Respondent shall notify the Commissioner in writing within seventy two (72) hours of any  
2 arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office Box  
3 137013, Sacramento, CA 95818-7013. The letter shall set forth the date of Respondent's arrest, the crime  
4 for which Respondent was arrested, and the name and address of the arresting law enforcement agency.  
5 Respondent's failure to timely file written notice shall constitute an independent violation of the terms of  
6 the restricted MLO license endorsement and shall be grounds for the suspension or revocation of that  
7 MLO license endorsement.

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

11                   a. That the broker has read the Stipulation and Waiver which is the basis for the issuance  
12 of the restricted MLO license endorsement; and

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

16  
17 DATED 6/4/18

18   
19 Michelle Nijm, Counsel,  
20 Bureau of Real Estate

21 \* \* \*

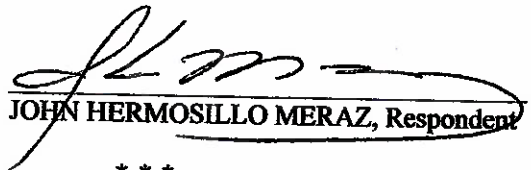
22 Respondent has read this Stipulation and Waiver, and its terms are understood by Respondent  
23 and are agreeable and acceptable to Respondent. Respondent understand that Respondent is waiving  
24 rights given to Respondent by the Administrative Procedure Act (including, but not limited to,  
25 Government Code sections 11506, 11508, 11509, and 11513), and Respondent willingly, intelligently,  
26 and voluntarily waives those rights, including, but not limited to, the right to a hearing on a Statement of  
27 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.

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Respondent shall send a hard copy of the original signed Stipulation and Waiver to Michelle Nijm, Bureau of Real Estate, 320 W. 4th Street, Suite 350, Los Angeles, CA 90013-1105.

Respondent may signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by emailing or faxing a 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 sending the Bureau a copy of Respondent's actual signature as it appears on the Stipulation and Waiver, that receipt of the copy by the Bureau shall be as binding on Respondent as if the Bureau had received the original signed Stipulation and Waiver.

6/31/18  
Dated

  
JOHN HERMOSILLO MERAZ, Respondent  
\* \* \*

I have read 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 MLO license endorsement to Respondent.

Therefore, IT IS HEREBY ORDERED that a restricted MLO license endorsement be issued to respondent JOHN HERMOSILLO MERAZ, if Respondent has otherwise fulfilled all of the statutory requirements for an endorsement. The restricted MLO license endorsement shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

This Order is effective immediately.

IT IS SO ORDERED June 13, 2018.

WAYNE S. BELL  
REAL ESTATE COMMISSIONER



By: DANIEL J. SANDRI  
Chief Deputy Commissioner