

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

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FILED

SEP 16 2022

DEPT. OF REAL ESTATE
By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12 RENEE YVETTE ANGLIN) Case No. H-42409 LA
13 Respondent.)
14) STIPULATION AND WAIVER

15 I, Renee Yvette Anglin (“Respondent”), do hereby affirm that on or about April 12, 2021, I
16 applied to the Department of Real Estate (“Department”) for a real estate salesperson license, and
17 that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance
18 of the license, including, but not limited to, the payment of the fee therefor.

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
20 Real Estate Commissioner (“Commissioner”) has found grounds that justify the denial of the
21 issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to
22 deny the issuance of an unrestricted real estate salesperson license to me pursuant to Section
23 10177(f) of the Business and Professions Code (“Code”) for the prior revocation of Respondent’s
24 license on May 7, 2012 in Case No. H-37273 LA, for violation of Code sections 10026, 10085,
25 10130, 10137, 10145, 10146, 10148, 10159.5, 10163, 10165, 10176, subdivision (i), 10177,
26 subdivisions (d), (h), and (i), 10240, and Regulations of the Real Estate Commissioner, Title 10,
27 California Code of Regulations (“Regulations”) 2725, 2731, 2752, 2753, 2831, 2831.1, 2832.1,

STIPULATION AND WAIVER

1 2940, 2970, and 2972.

2 I hereby request that the Commissioner in his discretion issue a restricted real estate
3 salesperson license to me under the authority of Sections 10100.4 and 10156.5 of the Code. I
4 understand that any such restricted license will be issued subject to the provisions and limitations of
5 Sections 10156.6 and 10156.7 of the Code.

6 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation
7 and Waiver is accepted and signed by the Commissioner, the Commissioner will not file a
8 Statement of Issues based on the grounds herein, and 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.

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

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

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

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- 1 2. Respondent shall not be eligible to petition for the issuance of an unrestricted real
2 estate license nor the removal of any of the conditions, limitations, or restrictions
3 attaching to the restricted license until two (2) years have elapsed from the date of
4 issuance of the restricted license to Respondent. Respondent shall not be eligible to
5 apply for any unrestricted licenses until all restrictions attaching to the license have
6 been removed.
- 7 3. Respondent shall notify the Commissioner in writing within seventy-two (72) hours of
8 any arrest by sending a certified letter to the Commissioner at the Department of Real
9 Estate, Post Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth
10 the date of Respondent's arrest, the crime for which Respondent was arrested, and the
11 name and address of the arresting law enforcement agency. Respondent's failure to
12 timely file written notice shall constitute an independent violation of the terms of the
13 restricted license and shall be grounds for the suspension or revocation of that license.
- 14 4. With the application for license or with the application for transfer to a new employing
15 broker, Respondent shall submit a statement signed by the prospective employing
16 broker on a form approved by the Department wherein the employing broker shall
17 certify as follows:
- 18 a. That the broker has read the Stipulation and Waiver which is the basis for the
19 issuance of the restricted license; and
- 20 b. That the broker will carefully review all transaction documents prepared by the
21 restricted licensee and otherwise exercise close supervision over the licensee's
22 performance of acts for which a license is required.
- 23 5. Respondent shall pay the sum of \$19,898.50, **within one hundred and eighty (180)**
24 **days from the effective date of this Decision and Order**, for the Commissioner's cost
25 of the audit which led to this disciplinary action in H-37273 LA. Said payment shall be
26 in the form of a cashier's check made payable to the Department of Real Estate. **The**
27 **audit costs must be delivered to the Department of Real Estate, Flag Section at**

1 P.O. Box 137013, Sacramento, CA 95813-7013, within 180 days from the effective
2 date of this Decision and Order. If Respondent fails to satisfy this condition in a
3 timely manner as provided for herein, Respondent's restricted real estate license shall
4 automatically be suspended until payment is made in full, or until a decision providing
5 otherwise is adopted following a hearing held pursuant to this condition.

6 8/18/2022
7 Dated


8 Lissete Garcia, Counsel
9 Department of Real Estate

10 * * *

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

19 Respondent shall send a hard copy of the original signed Stipulation and Waiver to
20 Lissete Garcia, Department of Real Estate, 320 W. 4th Street, Suite 350, Los Angeles, California
21 90013.

22 8/13/22
23 Dated


24 RENE E YVETTE ANGLIN, Respondent

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1 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied that
2 the hearing for the purpose of requiring further proof as to the honesty and truthfulness of
3 Respondent need not be called and that it will not be inimical to the public interest to issue a
4 restricted real estate salesperson license to Respondent.
5

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

10 This Order is effective immediately.

11 IT IS SO ORDERED 9.12.22.

12 DOUGLAS R. McCAULEY
13 REAL ESTATE COMMISSIONER

14 Douglas R. McCauley
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