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DEPARTMENT OF REAL ESTATE  
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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Application of

DENNIS J. HAASE,

Respondent.

)  
) No. H- 960 SA  
)  
) STIPULATION AND WAIVER  
)  
)  
)  
)

I, DENNIS J. HAASE, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate broker 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 and the Statement to Respondent filed by the Department of Real Estate on January 26, 1990, in connection with my application for a real estate broker license. I understand that the Real Estate Commissioner may hold a hearing on this 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 broker license based upon this Stipulation and Waiver.

I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and request that the Real Estate Commissioner in his discretion issue a restricted real estate broker license to me under the authority of Section 10156.5 of the Business and Professions Code.

1 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the  
2 opportunity to present my evidence at the hearing to establish my rehabilitation in order to obtain an  
3 unrestricted real estate broker license if this Stipulation and Waiver is accepted by the Real Estate  
4 Commissioner. I am not waiving my right to a hearing and to further proceedings to obtain a restricted or  
5 unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

6 I further understand that the following conditions, limitations and restrictions will attach to a restricted  
7 license issued by the Department of Real Estate pursuant hereto:

8 1. The license shall not confer any property right in the privileges to be exercised, and the Real Estate  
9 Commissioner may by appropriate order suspend the right to exercise any privileges granted under  
10 this restricted license in the event of:

11 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears  
12 a significant relation to respondent's fitness or capacity as a real estate licensee; or

13 b. The receipt of evidence that respondent has violated provisions of the California Real Estate  
14 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions  
15 attaching to this restricted license.

16 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor  
17 the removal of any of the conditions, limitations or restrictions attaching to the restricted license  
18 until one year has elapsed from the date of issuance of the restricted license to respondent.

19 DATED this 8 day of FEBRUARY, 19 90.

20   
21 Respondent

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I have read the Statement of Issues filed herein and 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 real estate broker license to respondent.

Therefore, IT IS HEREBY ORDERED that a restricted real estate broker license be issued to respondent DENNIS J. HAASE if respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned and restricted as specified in the foregoing Stipulation and Waiver.

This Order is effective immediately.

DATED this 5<sup>th</sup> day of March, 19 90.

JAMES A. EDMONDS, JR.  
Real Estate Commissioner

John R. Liberator  
BY: John R. Liberator  
Chief Deputy Commissioner

Suits

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FRANK M. BUDA, Counsel  
Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, CA 90012  
(213) 620-4790

JAN 26 1990  
DEPARTMENT OF REAL ESTATE  
BY CB

DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Application of )  
DENNIS J. HAASE, )  
Respondent. )

No. H-960 SA  
STATEMENT OF ISSUES

The Real Estate Commissioner, in conformity with Section 10152, Division 4, Business and Professions Code of the State of California, requires further proof of the honesty and truthfulness of DENNIS J. HAASE (hereinafter referred to as respondent), in connection with respondent's application for a real estate broker-officer license, filed on September 14, 1989, and in relation thereto, will consider the following:

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Respondent, made application to the Department of Real Estate of the State of California for a real estate broker-officer license on or about September 14, 1989.

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II

On or about December 7, 1983, respondent's State of Oregon real estate broker license was ordered suspended for a period of 18 months by the Oregon Real Estate Commissioner based upon respondent's misrepresentations, misleading activities as to reasonably induce a person to act to his damage or injury, conduct which constituted bad faith and improper dealings and failure to provide records in the handling of real estate transactions between February 26, 1981 and June 10, 1983, for which an Oregon real estate license was required. Said acts are set forth in the Oregon Real Estate Commissioner's Order dated December 7, 1983.

III

The acts referred to in Paragraph II, above, are acts which, if done by a California real estate licensee, would be grounds for suspension or revocation of said license pursuant to Business and Professions Code Sections 10148, 10176(a) and (b) and 10177(g) and (f) and therefore constitute grounds for denial of respondent's application for a California real estate license under Section 480(a)(3) of the Business and Professions Code.

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