

Laurie A. Zin

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)
LISA RENE STEPHENSON,) No. H-1221 FRESNO
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On April 7, 1994, an Order was rendered herein denying the Respondent's application for real estate license, but granting Respondent the right to the issuance of a restricted real estate broker license. A restricted real estate broker license was issued to Respondent on April 22, 1994, and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On June 19, 1995, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate broker license.

///

///

1 I have considered the petition of Respondent and the
2 evidence and arguments in support thereof. Respondent has
3 demonstrated to my satisfaction that Respondent meets the
4 requirements of law for the issuance to Respondent of an
5 unrestricted real estate broker license and that it would not be
6 against the public interest to issue said license to Respondent.

7 NOW, THEREFORE, IT IS ORDERED that Respondent's petition
8 for removal of restrictions is granted and that a real estate
9 broker license be issued to Respondent if Respondent satisfies the
10 following conditions within six months from the date of this
11 Order:

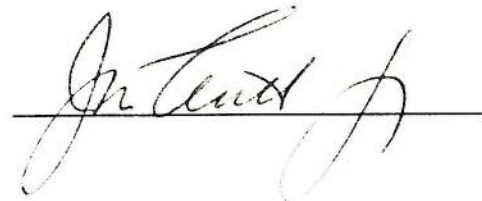
12 1. Submittal of a completed application and payment of
13 the fee for a real estate broker license.

14 2. Submittal of evidence of having, since the most
15 recent issuance of an original or renewal real estate license,
16 taken and successfully completed the continuing education
17 requirements of Article 2.5 of Chapter 3 of the Real Estate Law
18 for renewal of a real estate license.

19 This Order shall be effective immediately.

20 DATED: 1-24-96

21 JIM ANTT, JR.
22 Real Estate Commissioner

23 
24
25
26
27

FILED
APR 14 1994
DEPARTMENT OF REAL ESTATE

By Laurie A. Zain

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

◆ ◆ ◆

In the Matter of the Application of

LISA RENE STEPHENSON,

Respondent.

No. H-1221 FRESNO

STIPULATION AND WAIVER

I, LISA RENE STEPHENSON, 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 March 15, 1994, 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 also understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory showing that I meet all the requirements for issuance of a real estate broker license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate Commissioner has found

1 that I have failed to make such a showing, thereby justifying the denial of the issuance to me of an unrestricted
2 real estate broker license.

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

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

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

- 13 1. The license shall not confer any property right in the privileges to be exercised, and the Real Estate
14 Commissioner may by appropriate order suspend the right to exercise any privileges granted under
15 this restricted license in the event of:
 - 16 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a
17 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
 - 18 b. The receipt of evidence that respondent has violated provisions of the California Real Estate
19 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions
20 attaching to this restricted license.
- 21 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor
22 the removal of any of the conditions, limitations or restrictions attaching to the restricted license
23 until one year has elapsed from the date of issuance of the restricted license to respondent.

24 DATED this 21 day of March, 19 94.

25 Lisa Rene Stephenson
26 Respondent LISA RENE STEPHENSON
27

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

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

9 This Order is effective immediately.

10 DATED this 4th day of April, 1914.

11
12 CLARK WALLACE
Real Estate Commissioner

13 
14
15
16
17
18
19
20
21
22
23
24
25
26
27

1 DAVID A. PETERS, Counsel
2 Department of Real Estate
3 P. O. Box 187000
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789

FILED
MAR 15 1994
DEPARTMENT OF REAL ESTATE

By *Laurie A. Zain*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12 LISA RENE STEPHENSON,) No. H-1221 FRESNO
13 Respondent.) STATEMENT OF ISSUES

14
15 The Complainant, Jerry E. Fiscus, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against LISA RENE STEPHENSON (hereinafter "Respondent") alleges as
18 follows:

19 I

20 Respondent made application to the Department of Real
21 Estate of the State of California for a real estate broker license
22 on or about September 3, 1993.

23 II

24 Complainant, Jerry E. Fiscus, a Deputy Real Estate
25 Commissioner of the State of California, makes this Statement of
26 Issues in his official capacity.

27 ///

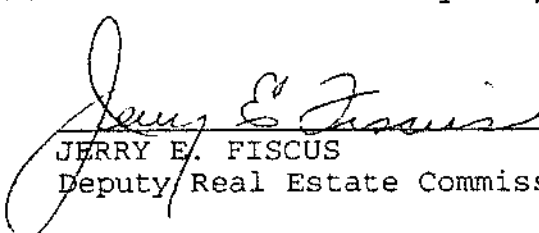
1 III

2 On or about June 12, 1990, in the San Luis Obispo
3 Municipal Court, County of San Luis Obispo, State of California,
4 Respondent was convicted of violation of Section 484(a) of the
5 California Penal Code (Petty Theft), a crime involving moral
6 turpitude which is substantially related under Section 2910, Title
7 10, California Code of Regulations to the qualifications,
8 functions or duties of a real estate licensee.

9 IV

10 The crime of which Respondent was convicted, as alleged
11 in Paragraph III above, constitutes cause for denial of
12 Respondent's application for a real estate license under Sections
13 480(a) and 10177(b) of the California Business and Professions
14 Code.

15 WHEREFORE, the Complainant prays that the above-entitled
16 matter be set for hearing and, upon proof of the charges contained
17 herein, that the Commissioner refuse to authorize the issuance of,
18 and deny the issuance of, a real estate broker license to
19 Respondent, and for such other and further relief as may be proper
20 in the premises.

21 
22 JERRY E. FISCUS
Deputy Real Estate Commissioner

23 Dated at Fresno, California,
24 this 14th day of March, 1994.