

**FILED**

APR 24 2010

DEPARTMENT OF REAL ESTATE

By [Signature]

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Application of  
**JENNIFER JO DOYLE,**  
Respondent.

No. H-1590 FR

ORDER GRANTING UNRESTRICTED LICENSE

On August 8, 2003, a Decision was rendered herein denying Respondent's application for a real estate salesperson license, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on September 15, 2003, and Respondent has operated as a restricted licensee since that time.

On August 12, 2009, Respondent petitioned for the removal of restrictions attaching to Respondent's real estate salesperson license.

I have considered Respondent's petition and the evidence submitted in support thereof including Respondent's record as a restricted licensee. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate salesperson license and that it would not be against the public interest to issue said license to Respondent.

1                    NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal of  
2 restrictions is granted and that a real estate salesperson license be issued to Respondent if  
3 Respondent satisfies the following conditions within twelve (12) months from the date of this

4 Order:

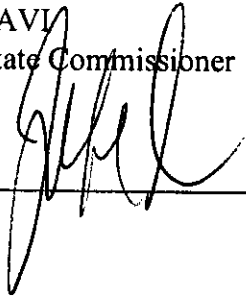
5                    1.        Submittal of a completed application and payment of the fee for a real  
6 estate salesperson license.

7                    2.        Submittal of evidence of having, since the most recent issuance of an  
8 original or renewal real estate license, taken and successfully completed the continuing education  
9 requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate  
10 license.

11                    This Order shall become effective immediately.

12                    IT IS SO ORDERED                    3/10/2010

13  
14                    JEFF DAVIS  
15                    Real Estate Commissioner

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1 Department of Real Estate  
2 P. O. Box 187000  
3 Sacramento, CA 95818-700  
4 Telephone: (916) 227-0789

FILED  
AUG 21 2003

DEPARTMENT OF REAL ESTATE

By Laurie J. Sullivan

7 DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

9  
10 *In the Matter of the Application of*

11 JENNIFER JO DOYLE,

12  
13 Respondent

)  
) No. H- 1590 FRESNO  
)  
)

) STIPULATION AND  
) WAIVER  
)  
)

14 It is hereby stipulated by and between JENNIFER JO DOYLE (hereinafter "Respondent") and  
15 Respondent's attorney, Jere N. Sullivan, Jr., and the Complainant, acting by and through David A. Peters,  
16 Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the  
17 Statement of Issues filed on MAY 1, 2003 in this matter:

18 Respondent acknowledges that Respondent has received and read the Statement of Issues and the  
19 Statement to Respondent filed by the Department of Real Estate in connection with Respondent's  
20 application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner  
21 may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's  
22 honesty and truthfulness and to prove other allegations therein, or that she may in her discretion waive the  
23 hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and  
24 Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate  
25 Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meet  
26 all the requirements for issuance of a real estate salesperson license. Respondent further understands that by  
27 entering into this stipulation and waiver Respondent will be stipulating that the Real Estate Commissioner

1 has found that Respondent has failed to make such a showing, thereby justifying the denial of the issuance  
2 to Respondent of an unrestricted real estate salesperson license.

3 Respondent hereby admits that the allegations of the Statement of Issues filed against Respondent are  
4 true and correct and requests that the Real Estate Commissioner in her discretion issue a restricted real  
5 estate salesperson license to Respondent under the authority of Section 10156.5 of the Business and  
6 Professions Code. Respondent understands that any such restricted license will be issued subject to and be  
7 limited by Section 10153.4 of the Business and Professions Code.

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


14 Respondent further understands that the following conditions, limitations, and restrictions will attach  
15 to a restricted license issued by the Department of Real Estate pursuant hereto:

- 16 1. The license shall not confer any property right in the privileges to be exercised including the  
17 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right  
18 to exercise any privileges granted under this restricted license in the event of:
  - 19 a. The conviction of Respondent (including a plea of nolo contendere) to a crime which bears  
20 a substantial relationship to Respondent's fitness or capacity as a real estate licensee; 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, or  
23 conditions attaching to this restricted license.
- 24 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license  
25 nor the removal of any of the conditions, limitations or restrictions attaching to the restricted  
26 license until two years have elapsed from the date of issuance of the restricted license to  
27 Respondent.

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3. With the application for license, or with the application for transfer to a new employing broker,  
Respondent shall submit a statement signed by the prospective employing broker on a form approved by the Department of Real Estate wherein the employing broker shall certify as follows:
- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
  - b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.
4. Respondent's restricted real estate salesperson license is issued subject to the requirements of Section 10153.4 of the Business and Professions Code, to wit: Respondent is required, within eighteen (18) months of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of successful completion, at an accredited institution, of two of the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of real estate, advanced real estate finance, or advanced real estate appraisal. If Respondent fails to timely present to the Department satisfactory evidence of successful completion of the two required courses, the restricted license shall be automatically suspended effective eighteen (18) months after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of the restricted license, Respondent has submitted the required evidence of course completion and the Commissioner has given written notice to Respondent of the lifting of the suspension.
5. Pursuant to Section 10154, if Respondent has not satisfied the requirements for an unqualified license under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall not be entitled to the issuance of another license which is subject to Section 10153.4 until four years after the date of the issuance of the preceding restricted license.

7/28/03  
Dated

  
DAVID A. PETERS, Counsel, Department of Real Estate

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I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of a hearing on the Statement of Issues at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

7-22-03  
Dated

Jennifer Jo Doyle  
JENNIFER JO DOYLE, Respondent

*I have reviewed the Stipulation and Waiver as to form and content and have advised my client accordingly.*

7/22/03  
Dated

J. N. Sullivan, Jr.  
JERE N. SULLIVAN, JR., Attorney for 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 salesperson license to Respondent.

Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to Respondent, 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.

IT IS SO ORDERED August 8, 2003.

  
Paula Reddish Zinnemann  
Real Estate Commissioner

**BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

**FILED**  
**JUN 19 2003**

DEPARTMENT OF REAL ESTATE

*In the Matter of the Application of*

JENNIFER JO DOYLE,

Case No. H-1590 FRESNO

OAH No. L-2003060096

*Respondent*

**NOTICE OF HEARING ON APPLICATION**

**To the above named respondent:**

**You are hereby notified** that a hearing will be held before the Department of Real Estate at **THE CALIFORNIA MEN'S COLONY, IN-SERVICE TRAINING CLASSROOM, ON HIGHWAY 1, SAN LUIS OBISPO, CA 93409** on **FRIDAY, JULY 25, 2003**, at the hour of **11:00 A.M.**, or as soon thereafter as the matter can be heard, upon the Statement of Issues served upon you. If you object to the place of hearing, you must notify the presiding administrative law judge of the Office of Administrative Hearings within ten (10) days after this notice is served on you. Failure to notify the presiding administrative law judge within ten days will deprive you of a change in the place of the hearing.

You may be present at the hearing. You have the right to be represented by an attorney at your own expense. You are not entitled to the appointment of an attorney to represent you at public expense. You are entitled to represent yourself without legal counsel. If you are not present in person nor represented by counsel at the hearing, the Department may take disciplinary action against you based upon any express admission or other evidence including affidavits, without any notice to you.

The burden of proof is upon you to establish that you are entitled to the license or other action sought. If you not present nor represented at the hearing, the Department may act upon your application without taking evidence.

You may present any relevant evidence and will be given full opportunity to cross-examine all witnesses testifying against you. You are entitled to the issuance of subpoenas to compel the attendance of witnesses and the production of books, documents or other things by applying to the Department of Real Estate.

The hearing shall be conducted in the English language. If you want to offer the testimony of any witness who does not proficiently speak the English language, you must provide your own interpreter and pay his or her costs. The interpreter must be certified in accordance with Sections 11435.30 and 11435.55 of the Government Code.

*Dated:* JUNE 19, 2003

DEPARTMENT OF REAL ESTATE

By

*David A. Peters*  
DAVID A. PETERS, Counsel



1 DAVID A. PETERS, Counsel (SBN 99528)  
2 Department of Real Estate  
3 P. O. Box 187000  
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789  
6 -or- (916) 227-0781 (Direct)

**FILED**  
MAY - 1 2003

DEPARTMENT OF REAL ESTATE

By Muriel L. Zini

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of	)	
12 JENNIFER JO DOYLE,	)	No. H-1590 FRESNO
13 Respondent.	)	<u>STATEMENT OF ISSUES</u>
	)	

14  
15 The Complainant, John Sweeney, a Deputy Real Estate  
16 Commissioner of the State of California, for Statement of Issues  
17 against JENNIFER JO DOYLE (hereinafter "Respondent") alleges as  
18 follows:

19 I

20 Respondent, pursuant to the provisions of Section  
21 10153.3 of the Business and Professions Code, made application  
22 to the Department of Real Estate of the State of California for  
23 a real estate salesperson license on or about May 1, 2002 with  
24 the knowledge and understanding that any license issued as a  
25 result of said application would be subject to the conditions of  
26 section 10153.4 of the Business and Professions Code.

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II

Complainant, John Sweeney, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues in his official capacity.

III

On or about December 9, 1997, in the San Luis Obispo County Superior Court, State of California, Grover Beach Branch, Respondent was convicted of a violation of Section 476(a) of the California Penal Code (Non-Sufficient Funds Checks), a crime involving moral turpitude which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

IV

On or about July 8, 1997, in the San Luis Obispo County Municipal Court, State of California, San Luis Obispo Branch, Respondent was convicted of a violation of Section 23152(b) of the California Vehicle Code (Driving at .08% or more, by weight, of blood alcohol), a crime involving moral turpitude, and/or a crime which bears a substantial relationship under Section 2910, Title 10, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

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1 V

2 On or about June 26, 1995, in the San Luis Obispo  
3 County Municipal Court, State of California, Respondent was  
4 convicted of a violation of Section 31 of the California Vehicle  
5 Code (Giving False Information to a Peace Officer), a crime  
6 involving moral turpitude, and/or a crime which bears a  
7 substantial relationship under Section 2910, Title 10,  
8 California Code of Regulations, to the qualifications, functions  
9 or duties of a real estate licensee.

10 VI

11 On or about August 14, 1990, in the San Luis Obispo  
12 Municipal Court, State of California, Respondent was convicted  
13 of a violation of Section 537(a) of the California Penal Code  
14 (Defrauding An Innkeeper), a crime involving moral turpitude,  
15 which bears a substantial relationship under Section 2910, Title  
16 10, California Code of Regulations to the qualifications,  
17 functions or duties of a real estate licensee.

18 VII

19 The crimes of which Respondent was convicted as  
20 alleged in Paragraphs III, IV, V, and VI above, constitute cause  
21 for denial of Respondent's application for a real estate  
22 salesperson license under Sections 480(a) and 10177(b) of the  
23 California Business and Professions Code.

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1           WHEREFORE, the Complainant prays that the above-  
2 entitled matter be set for hearing and, upon proof of the  
3 charges contained herein, that the Commissioner refuse to  
4 authorize the issuance of, and deny the issuance of, a real  
5 estate salesperson license to Respondent, for such other and  
6 further relief as may be proper in the premises.

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8   
9 JOHN SWEENEY  
Deputy Real Estate Commissioner

10 Dated at Fresno, California,  
11 this 29<sup>th</sup> day of April, 2003.

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