

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789

FILED
MAY 24 2007

DEPARTMENT OF REAL ESTATE

By K. Contreras

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

9 * * *

10 *In the Matter of the Application of*

11 JEFFREY WAYNE CRAFTON,

14 Respondent.

)
) NO. H-2053 FR

)
) **STIPULATION AND**
) **WAIVER**

15 I, JEFFREY WAYNE CRAFTON, respondent herein, do hereby affirm that I have applied to the
16 Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I
17 have satisfied all of the statutory requirements for the issuance of the license, including the payment of
18 the fee therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to
20 Respondent filed by the Department of Real Estate on February 7, 2007, in connection with my
21 application for a real estate salesperson license. I understand that the Real Estate Commissioner may
22 hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and
23 truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and
24 grant me a restricted real estate salesperson license based upon this Stipulation and Waiver. I also
25 understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting
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1 the burden to me to make a satisfactory showing that I meet all the requirements for issuance of a real
2 estate salesperson license. I further understand that by entering into this stipulation and waiver I will be
3 stipulating that the Real Estate Commissioner has found that I have failed to make such a showing,
4 thereby justifying the denial of the issuance to me of an unrestricted real estate salesperson license.

5 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct
6 and request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson
7 license to me under the authority of Section 10156.5 of the Business and Professions Code. I understand
8 that any such restricted license will be issued subject to and be limited by Section 10153.4 of the
9 Business and Professions Code.

10 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and
11 the opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an
12 unrestricted real estate salesperson license if this Stipulation and Wavier is accepted by the Real Estate
13 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a
14 restricted or unrestricted license if this Stipulation and Wavier is not accepted by the Commissioner.
15

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

18 1. The License shall not confer any property right in the privileges to be exercised
19 including the right of renewal, and the Real Estate Commissioner may by appropriate order suspend the
20 right to exercise any privileges granted under this restricted license in the event of:

- 21 a. The conviction of respondent (including a plea of nolo contendere) to a crime which
22 bears a substantial relationship to respondent's fitness or capacity as a real estate licensee; or
23 b. The receipt of evidence that respondent has violated provisions of the California Real
24 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate commissioner, or
25 conditions attaching to this restricted license.

26 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor
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1 the removal of any of the conditions, limitations or restrictions attaching to the restricted license until
2 two years have elapsed from the date of issuance of the restricted license to respondent.

3 3. With the application for license, or with the application for transfer to a new employing
4 broker, I shall submit a statement signed by the prospective employing broker on a form approved by the
5 Department of Real Estate wherein the employing broker shall certify as follows:

6 a. The broker has read the Statement of Issues which is the basis for the issuance of the
7 restricted license; and

8 b. That broker will carefully review all transaction documents prepared by the restricted
9 licensee and otherwise exercise close supervision over the licensee's performance of acts for
10 which a license is required.

11 4. My restricted real estate salesperson license is issued subject to the requirements of
12 Section 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18)
13 months of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of
14 successful completion, at an accredited institution, of two of the courses listed in Section 10153.2, other
15 than real estate principles, advanced legal aspects of real estate, advanced real estate finance, or
16 advanced real estate appraisal. If I fail to timely present to the Department satisfactory evidence of
17 successful completion of the two required courses, the restricted license shall be automatically suspended
18 effective eighteen (18) months after the date of its issuance. Said suspension shall not be lifted unless,
19 prior to the expiration of the restricted license, I have submitted the required evidence of course
20 completion and the Commissioner has given written notice to respondent of the lifting of the suspension.

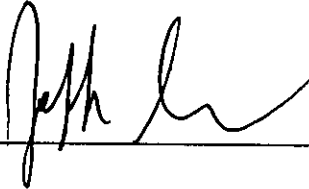
21 5. Pursuant to Section 10154, if I have not satisfied the requirement for an unqualified
22 license under Section 10153.4, respondent shall not be entitled to renew the restricted license, and shall
23 not be entitled to the issuance of another license which s subject to Section 10153.4 until four years after
24 the date of the issuance of the preceding restricted license.
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1 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as
2 specified in the foregoing Stipulation and Waiver.

3 This Order is effective immediately.

4 IT IS SO ORDERED 5-16-07.

6 Jeff Davi
7 Real Estate Commissioner

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DEPARTMENT OF REAL ESTATE

Legal Section
P.O. Box 187007
Sacramento, CA 95818-7007
(916) 227-0789



MAY 24, 2007

JEFFEREY WAYNE CRAFTON
3729 Via Santa Barbara
Madera, CA 93637

Re: *Application of* **JEFFREY WAYNE CRAFTON**
 File No.: H- **2053 FR**
Effective Date of Decision **IMMEDIATELY**

The Real Estate Commissioner has denied your application for a real estate salesperson license, but has provided for the issuance of a restricted real estate salesperson license to you. We enclose a copy of the Commissioner's Decision.

If you wish to obtain a restricted real estate salesperson license under the employ of the broker indicated on your application, please return the RE 552 signed by your broker as certification that he/she has read the enclosed Decision and will exercise close supervision over your activities as a restricted licensee. On the other hand, *if there has been a change in your prospective employing broker* since the submission of your application (either you are no longer going to be employed by the prospective broker named on your application or you have a new prospective broker) you must at once contact the Department's Licensing Flag Section at (916) 227-0906 to obtain a new license application. The new application must be completed and returned before your restricted license will be issued. If you have changed your mailing address, you must submit the new address in writing to the Licensing Flag Section, P.O. Box 187000, Sacramento, CA 95818-7000.

If at the time you submitted your license application you did not have a prospective employing broker, and still do not, you will not have to do anything further; your restricted license will be issued once the Decision has been processed by our Licensing Section.

Sincerely,


MARY F. CLARKE, Counsel 

Enclosure

cc: Licensing Flag Section

1 MARY F. CLARKE, Counsel (SBN 186744)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789
5 -or- (916) 227-0780 (Direct)

FILED
FEB -7 2007

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12 JEFFEREY WAYNE CRAFTON,) H-2053 FR
13 Respondent.) STATEMENT OF ISSUES
14)

15 The Complainant, JOHN W. SWEENEY, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against JEFFEREY WAYNE CRAFTON (herein "Respondent") is informed
18 and alleges as follows:

19 I

20 Complainant, JOHN W. SWEENEY, a Deputy Real Estate
21 Commissioner of the State of California, makes this Statement of
22 Issues against Respondent in his official capacity.

23 II

24 Respondent made application to the Department of Real
25 Estate of the State of California for a real estate salesperson
26 license on or about January 18, 2005, with the knowledge and
27 understanding that any license issued as a result of said

1 application would be subject to the conditions of Section 10153.4
2 of the Business and Professions Code (herein "Code").

3 III

4 On or about April 16, 1990, in the Superior Court of
5 California, County of Fresno, Respondent was convicted of the
6 crime of Assault On A Police Officer in violation of Section
7 243(b) of the Penal Code, a misdemeanor and a crime involving
8 moral turpitude that bears a substantial relationship under
9 Section 2910, Title 10, Chapter 6 of the California Code of
10 Regulations (herein "Regulations"), to the qualifications,
11 functions, or duties of a real estate licensee.

12 IV

13 On or about January 27, 1994, in the Superior Court of
14 California, County of Sacramento, Respondent was convicted of the
15 crime of Driving Under The Influence Of Alcohol With A Prior in
16 violation of Section 23152(a) of the Vehicle Code, a misdemeanor
17 and a crime involving moral turpitude that bears a substantial
18 relationship under Section 2910 of the Regulations to the
19 qualifications, functions, or duties of a real estate licensee.

20 V

21 On or about November 14, 1995, in the Superior Court of
22 California, County of Sacramento, Respondent was convicted of the
23 crime of Hit And Run in violation of Section 20001 of the Vehicle
24 Code, and of the crime of Possession Of Methamphetamine in
25 violation of Section 11377 of the Health and Safety Code, each a
26 felony and a crime involving moral turpitude that bears a
27 substantial relationship under Section 2910 of the Regulations to

1 the qualifications, functions, or duties of a real estate
2 licensee.

3 VI

4 On or about December 2, 1997, in the Superior Court of
5 California, County of San Diego, Respondent was convicted of the
6 crime of Assault With A Deadly Weapon in violation of Section
7 245(a) (1) of the Penal Code, a felony, and of the crime of
8 Driving On A Suspended License in violation of Section 14601.1(a)
9 of the Vehicle Code, a misdemeanor, each a crime involving moral
10 turpitude that bears a substantial relationship under Section
11 2910 of the Regulations to the qualifications, functions, or
12 duties of a real estate licensee.

13 VII

14 On or about August 30, 2000, in the Municipal Court of
15 California, County of Yolo, Respondent was convicted of the crime
16 of Driving Under The Influence Of Alcohol in violation of Section
17 23152(b) of the Vehicle Code, a misdemeanor and a crime involving
18 moral turpitude that bears a substantial relationship under
19 Section 2910 of the Regulations to the qualifications, functions,
20 or duties of a real estate licensee.

21 VIII

22 Respondent's criminal convictions, described in
23 Paragraphs III, IV, V, VI, and VII above, constitute cause for
24 denial of Respondent's application for a real estate salesperson
25 license pursuant to the provisions of Sections 480(a) and
26 10177(b) of the Code.

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