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**FILED**  
MAR 20 2025  
DEPARTMENT OF REAL ESTATE  
By J. Taggart

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of

RAYMOND LORENZO JETER,

No. H-2329 FR

Respondent.

ORDER DENYING REINSTATEMENT OF LICENSE

On November 30, 2009, in Case No. H-2329 FR, an Order was executed which accepted the petition for the voluntary surrender of the real estate broker license of Respondent. The Order became effective on December 21, 2009.

On March 10, 2017, Respondent petitioned for reinstatement of said real estate broker license. On December 29, 2017, a Decision was rendered denying the reinstatement of the real estate broker license of Respondent effective January 26, 2018.

On October 17, 2023, Respondent petitioned for reinstatement of said real estate broker license, and the Attorney General of the State of California has been given notice of the filing of said petition.

The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and integrity than an applicant for first time licensure. The proof must be sufficient to overcome the prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

1 I have considered the petition of Respondent and the evidence submitted in  
2 support thereof.

3 The Department has developed criteria in Section 2911 of Title 10, California  
4 Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for  
5 reinstatement of a license. Among the criteria relevant in this proceeding are:

6 **Regulation 2911(10) Discharge of, or bona fide efforts toward discharging,**  
7 **adjudicated debts or monetary obligations to others.**

8 The Department of Real Estate made payment from the Consumer Recovery  
9 Account toward satisfaction of a judgment against Respondent in the amount of \$50,000 on  
10 December 23, 2010, (R-4426). Respondent has failed to repay the Consumer Recovery Account  
11 the amount of \$50,000 plus interest at the rate of 10% per annum from the date of payment on  
12 R-4426 pursuant to Section 10475 of the Business and Professions Code.

13 Respondent has failed to demonstrate to my satisfaction that Respondent has  
14 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's real estate  
15 broker license at this time.

16 Given the violations found and the fact that Respondent has not established that  
17 Respondent has satisfied Regulations 2911(10), I am not satisfied that Respondent is sufficiently  
18 rehabilitated to receive a real estate broker license.

19 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for  
20 reinstatement of Respondent's real estate broker license is denied.

21 This Order shall become effective at 12 o'clock noon on APR 09 2025.

22 IT IS SO ORDERED 3/10/2025

23 CHIKA SUNQUIST  
24 REAL ESTATE COMMISSIONER

25   
26 By: Marcus L. McCarther  
27 Chief Deputy Real Estate Commissioner