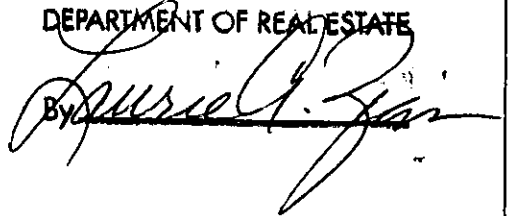


FILED

NOV 15 2001

DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

*In the Matter of the Application of*

RICHARD JEROME STEPHENS,

Respondent

No. H- H-2671 SD

**STIPULATION AND  
WAIVER**

I, RICHARD JEROME STEPHENS, respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate salesperson 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 October 29, 2001, in connection with my application for a real estate salesperson 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 salesperson 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 salesperson license. I further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the  
2 issuance to me of an unrestricted real estate salesperson 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 salesperson license  
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any  
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and  
7 Professions Code.

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

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

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

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


4 a. That broker has read the Statement of Issues which is the basis for the issuance of the  
5 restricted license; and

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

9 4. My restricted real estate salesperson license is issued subject to the requirements of Section  
10 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18)  
11 months of the issuance of the restricted license, to submit evidence satisfactory to the  
12 Commissioner of successful completion, at an accredited institution, of two of the courses listed  
13 in Section 10153.2, other than real estate principles, advanced legal aspects of real estate,  
14 advanced real estate finance, or advanced real estate appraisal. If I fail to timely present to the  
15 Department satisfactory evidence of successful completion of the two required courses, the  
16 restricted license shall be automatically suspended effective eighteen (18) months after the date  
17 of its issuance. Said suspension shall not be lifted unless, prior to the expiration of the restricted  
18 license, I have submitted the required evidence of course completion and the Commissioner has  
19 given written notice to me of the lifting of the suspension.

20 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license  
21 under Section 10153.4, I shall not be entitled to renew the restricted license, and shall not be  
22 entitled to the issuance of another license which is subject to Section 10153.4 until four years  
23 after the date of the issuance of the preceding restricted license.

24 DATED this 5th day of November, 2001.

25   
26 \_\_\_\_\_  
27 Respondent

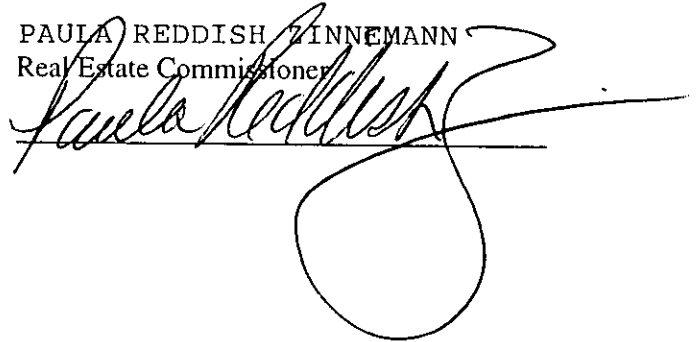
1 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by  
2 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
3 truthfulness of respondent need not be called and that it will not be inimical to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

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

9 This Order is effective immediately.

10 DATED this 15<sup>th</sup> day of November, 2001.

11  
12  
13 PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

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

1 JAMES L. BEAVER, Counsel (SBN 60543)  
2 Department of Real Estate  
3 P. O. Box 187000  
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789  
6 -or- (916) 227-0788 (Direct)  
7

FILED  
OCT 29 2001

DEPARTMENT OF REAL ESTATE

By *Murie L. Jan*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of ) No. H-2671 SD  
12 RICHARD JEROME STEPHENS, ) STATEMENT OF ISSUES  
13 Respondent. )  
14

15 The Complainant, J. Chris Graves, a Deputy Real Estate  
16 Commissioner of the State of California, for Statement of Issues  
17 against RICHARD JEROME STEPHENS (hereinafter "Respondent"),  
18 alleges as follows:

19 I

20 Complainant, J. Chris Graves, a Deputy Real Estate  
21 Commissioner of the State of California, makes this Statement of  
22 Issues in his official capacity.

23 II

24 On or about April 5, 2001, Respondent made application  
25 to the Department of Real Estate of the State of California  
26 (hereinafter "the Department") for a real estate salesperson  
27 license with the knowledge and understanding that, pursuant to

1 the provisions of Section 10153.3 of the Business and Professions  
2 Code, any license issued as a result of said application would be  
3 subject to the conditions of Section 10153.4 of the California  
4 Business and Professions Code (hereinafter "the Code").

5 III

6 In response to Question 25 of said application, to wit:  
7 "Have you ever been convicted of any violation of law? (You may  
8 omit convictions for drunk driving, reckless driving, and minor  
9 traffic citations which do not constitute a misdemeanor or felony  
10 offense.)", Respondent answered "No".

11 IV

12 On or about December 6, 1989, in the Municipal Court of  
13 the State of California, County of Los Angeles, Long Beach  
14 Judicial District, Respondent was convicted of the crime of  
15 Carrying A Concealed Firearm In A Vehicle in violation of Penal  
16 Code Section 12025, a misdemeanor and a crime involving moral  
17 turpitude which bears a substantial relationship under Section  
18 2910, Title 10, California Code of Regulations (herein "the  
19 Regulations"), to the qualifications, functions or duties of a  
20 real estate licensee.

21 V

22 In failing to failure to reveal the conviction  
23 described in Paragraph IV, above, in said application, Respondent  
24 attempted to procure a real estate license by fraud,  
25 misrepresentation, or deceit, or by making a material  
26 misstatement of fact in said application.

27 ///

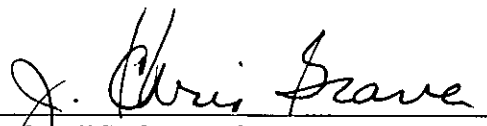
1 VI

2 Respondent's failure to reveal the conviction set forth  
3 in Paragraph IV, above, in said application, as described in  
4 Paragraphs II and III, above, constitutes cause for denial of  
5 Respondent's application for a real estate license under Sections  
6 480(c) and 10177(a) of the California Business and Professions  
7 Code.

8 VII

9 Respondent's criminal conviction, as described in  
10 Paragraph IV, above, constitutes cause for denial of Respondent's  
11 application for a real estate license under Sections 480(a) and  
12 10177(b) of the California Business and Professions Code.

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

19  
20   
21 J. CHRIS GRAVES  
Deputy Real Estate Commissioner

22 Dated at San Diego, California,  
23 this 24<sup>th</sup> day of October, 2001.