

1 Department of Real Estate
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3 Sacramento, CA 95811

4 Telephone: (916) 576-8700

FILED

MAR 05 2026

DEPARTMENT OF REAL ESTATE
By B. Nicholas

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8 **DEPARTMENT OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

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12 *In the Matter of the Application of*) H-3641 FR
13 NEAL PAUL BOURZAC, JR.,)
14 Respondent.) **STIPULATION AND WAIVER**
(Per Business and Professions Code § 10100.4)

15 NEAL PAUL BOURZAC, JR., (“Respondent”) does hereby affirm that on
16 January 14, 2025, Respondent applied to the Department of Real Estate (“Department”) for a real
17 estate salesperson license and that to the best of Respondent’s knowledge Respondent satisfied
18 all of the statutory requirements for the issuance of the license, including the payment of the fee.

19 **FACTUAL BASIS**

20 On or about March 30, 2022, in the Superior Court of the State of California,
21 County of Fresno, Case No. M22901387, Respondent was convicted of violating Section
22 23152(b) (driving under the influence-over .08%) of the Vehicle Code, a misdemeanor.

23 On or about December 14, 2018, in the Superior Court of the State of California,
24 County of Fresno, Case No. F18902170, Respondent was convicted of violating Section 594(a)
25 (vandalism) of the Penal Code, a felony.

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1 Respondent agrees that by signing this Stipulation and Waiver, the conditions,
2 limitations, and restrictions imposed on Respondent's restricted license, identified below, may be
3 removed only by filing a Petition for Removal of Restrictions ("petition") with the
4 Commissioner, and that Respondent's petition must follow the procedures set forth in
5 Government Code Section 11522. Respondent understands that this Stipulation and Waiver,
6 which was executed pursuant to the authority under section 10100.4 and 10156.5 of the Code, is
7 considered discipline by the Department.

8 Respondent further understands that the restricted license issued to Respondent
9 shall be subject to all of the provisions of Section 10156.7 of the Code and to the following
10 limitations, conditions, and restrictions imposed under the authority of Section 10156.6 of the
11 Code:

12 1. The license shall not confer any property right in the privileges to be
13 exercised and the Commissioner may by appropriate order suspend the right to exercise any
14 privileges granted under this restricted license in the event of:

15 a. Respondent's conviction (including a plea of nolo contendere) of a
16 crime which bears a substantial relationship to Respondent's fitness or capacity as a real estate
17 licensee; or

18 b. The receipt of evidence that Respondent has violated provisions of
19 the California Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or
20 conditions attaching to this restricted license.

21 2. Respondent shall not be eligible to petition for the issuance of an
22 unrestricted real estate license nor the removal of any of the conditions, limitations, or restrictions
23 attaching to the restricted real estate license until two (2) years have elapsed from the date of
24 issuance of the restricted real estate license to Respondent. Respondent shall not be eligible to
25 apply for any unrestricted licenses until all restrictions attaching to the license have been removed.

26 3. With the application for license, or with the application for transfer to a new
27 employing broker, Respondent shall submit a statement signed by the prospective employing

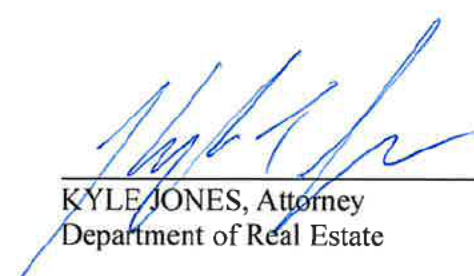
1 broker on a form approved by the Department wherein the employing broker shall certify as
2 follows:

3 a. That broker has read the Stipulation and Waiver which is the basis for the
4 issuance of the restricted license; and

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

8 4. Respondent shall notify the Commissioner in writing within 72 hours of
9 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, 651
10 Bannon Street, Suite 504, Sacramento, CA 95811. The letter shall set forth the date of
11 Respondent's arrest, the crime for which Respondent was arrested and the name and address of
12 the arresting law enforcement agency. Respondent's failure to timely file written notice shall
13 constitute an independent violation of the terms of the restricted license and shall be grounds for
14 the suspension or revocation of that license.

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16 1/28/26
17 Dated

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17 KYLE JONES, Attorney
18 Department of Real Estate

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19 Respondent has read the Stipulation and Waiver and its terms are understood by
20 Respondent and agreeable and acceptable to Respondent. Respondent understands that
21 Respondent is waiving rights given to Respondent by the California Administrative Procedure
22 Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,
23 11509, and 11513), and willingly, intelligently, and voluntarily waives those rights, including,
24 but not limited to, the right to a hearing on a Statement of Issues at which Respondent would
25 have the right to cross-examine witnesses against Respondent and to present evidence in defense
26 and mitigation of the charges.

1 Respondent can signify acceptance and approval of the terms and conditions of
2 this Stipulation and Waiver by emailing a scanned copy of the signature page, as actually signed
3 by Respondent, to the Department counsel assigned to this case. Respondent agrees,
4 acknowledges, and understands that by electronically sending the Department a scan of
5 Respondent's actual signature as it appears on the Stipulation and Waiver, that receipt of the scan
6 by the Department shall be binding on Respondent as if the Department had received the original
7 signed Stipulation and Waiver.

8 1/20/2026
9 Dated

Neal P. Bourzac, Jr.
NEAL PAUL BOURZAC, JR., Respondent

10 I have read the foregoing Stipulation and Waiver signed by Respondent. I am
11 satisfied that the hearing for the purpose of requiring further proof as to the honesty and
12 truthfulness of Respondent need not be called and that it will not be inimical to the public
13 interest to issue a restricted real estate salesperson license to Respondent.

14 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson
15 license be issued to Respondent NEAL PAUL BOURZAC, JR., if Respondent has otherwise
16 fulfilled all of the statutory requirements for licensure. The restricted license shall be limited,
17 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

18 This Order is effective immediately.

19 IT IS SO ORDERED February 26, 2026.

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23 CHIKA SUNQUIST
24 Real Estate Commissioner
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