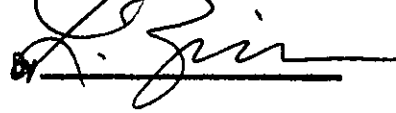


FILED

APR 24 2010

DEPARTMENT OF REAL ESTATE



BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Application of  
SAMUEL R. YOUNT,  
Respondent.

No. H-4037 SAC

ORDER GRANTING UNRESTRICTED LICENSE

On July 16, 2004, 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 August 20, 2004, and Respondent has operated as a restricted licensee since that time.

On November 4, 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.

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

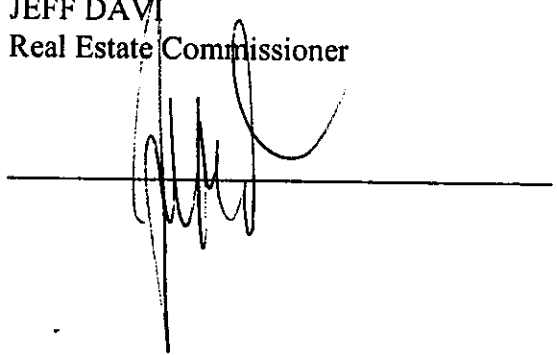
Order:

1. Submittal of a completed application and payment of the fee for a real  
estate salesperson license.
2. Submittal of evidence of having, since the most recent issuance of an  
original or renewal real estate license, taken and successfully completed the continuing education  
requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate  
license.

This Order shall become effective immediately.

IT IS SO ORDERED 3/29/2010

JEFF DAVIS  
Real Estate Commissioner





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.

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

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

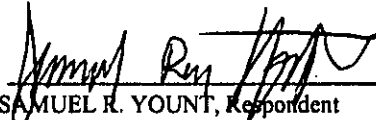
- 13 1. The license shall not confer any property right in the privileges to be exercised including the  
14 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right  
15 to exercise any privileges granted under this restricted license in the event of:
  - 16 a. The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

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

6/30/04  
Dated

  
SAMUEL R. YOUNT, Respondent

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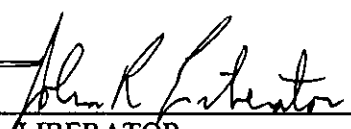
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I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be 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 SAMUEL R. YOUNT 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 July 16, 2004.

  
\_\_\_\_\_  
JOHN R. LIBERATOR  
ACTING REAL ESTATE COMMISSIONER

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)

FILED  
JUN 22 2004

DEPARTMENT OF REAL ESTATE

By Laurie A. Zinn

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )  
12 SAMUEL R. YOUNT, )  
13 Respondent. )

No. H-4037 SAC

STATEMENT OF ISSUES

14  
15 The Complainant, Peter J. Saverein, a Deputy Real  
16 Estate Commissioner of the State of California, for Statement of  
17 Issues against SAMUEL R. YOUNT (herein "Respondent"), alleges as  
18 follows:

19 I

20 Complainant, Peter J. Saverein, a Deputy Real Estate  
21 Commissioner of the State of California, makes this Statement of  
22 Issues 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 March 24, 2004.

27 ///

1 III

2 On or about March 19, 2001, in the Superior Court of  
3 the State of California, County of Shasta, Respondent was  
4 convicted of the crime of Aid By Misrepresentation in violation  
5 of Welfare and Institutions Code Section 10980(c)(2), a  
6 misdemeanor and a crime involving moral turpitude which bears a  
7 substantial relationship under Section 2910, Title 10,  
8 California Code of Regulations (herein "the Regulations"), to  
9 the qualifications, functions or duties of a real estate  
10 licensee.

11 IV

12 Respondent's criminal conviction described in  
13 Paragraph III, above, constitutes cause for denial of  
14 Respondent's application for a real estate license under  
15 Sections 480(a) and 10177(b) of the California Business and  
16 Professions Code.

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

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25 \_\_\_\_\_  
26 PETER J. SAVEREIN  
27 Deputy Real Estate Commissioner

26 Dated at Sacramento, California,  
27 this 17th day of June, 2004.