

1 Department of Real Estate
2 P.O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0789
5
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FILED
JUN 16 2006

DEPARTMENT OF REAL ESTATE

[Signature]

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

10 *In the Matter of the Application of*

11 VUJADIN R. JOVIC

12
13 Respondent
14

) No. H- 4455 SAC
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)

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

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

18 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
19 filed by the Department of Real Estate on April 20, 2006, in connection with my application for a real estate
20 broker license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of
21 Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other
22 allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate
23 broker license based upon this Stipulation and Waiver. I also understand that by filing the Statement of
24 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory
25 showing that I meet all the requirements for issuance of a real estate broker license. I further understand that
26 by entering into this stipulation and waiver I will be stipulating that the Real Estate Commissioner has
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1 found that I have failed to make such a showing, thereby justifying the denial of the issuance to me of an
2 unrestricted real estate broker 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 broker license to me
5 under the authority of Section 10156.5 of the Business and Professions Code.

6 I am aware that by signing this Stipulation and Waiver, and if this Stipulation and Waiver is accepted
7 by the Real Estate Commissioner, I am waiving my right to a hearing and the opportunity to present
8 evidence at the hearing to establish my rehabilitation in order to obtain an unrestricted real estate broker
9 license. I am not waiving my right to a hearing and to further proceedings to obtain a restricted or
10 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 and the Real
14 Estate Commissioner may by appropriate order suspend the right to exercise any privileges
15 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 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and
25 Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax
26 number (916) 227-9458. Respondent agrees, acknowledges and understands that by electronically sending
27 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt

1 of the faxed copy by the Department shall be as binding on Respondent as if the Department had received
2 the original signed Stipulation and Waiver.

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4 05/18/06

5 Dated

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VUJADIN R. JOVIC, Respondent

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

11 Therefore, IT IS HEREBY ORDERED that a restricted real estate broker license be issued to
12 respondent VUJADIN R. JOVIC if respondent has otherwise fulfilled all of the statutory requirements for
13 licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing
14 Stipulation and Waiver.

15 This Order is effective immediately

JUN 14 2006

16 IT IS SO ORDERED

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Jeff Davi
Real Estate Commissioner

1 JAMES L. BEAVER, Counsel (SBN 60543)
2 Department of Real Estate
3 P. O. Box 187007
4 Sacramento, CA 95818-7007

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

FILED
APR 20 2006

DEPARTMENT OF REAL ESTATE

[Signature]

7 BEFORE THE DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9 * * *

10 In the Matter of the Application of
11 VUJADIN R. JOVIC,
12 Respondent.

)
) No. H-4455 SAC
)
) STATEMENT OF ISSUES
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14 The Complainant, Charles W. Koenig, a Deputy Real
15 Estate Commissioner of the State of California, for Statement of
16 Issues against VUJADIN R. JOVIC (herein "Respondent"), alleges
17 as follows:

18 I

19 Complainant, Charles W. Koenig, a Deputy Real Estate
20 Commissioner of the State of California, makes this Statement of
21 Issues in his official capacity.

22 II

23 On or about July 26, 2005, Respondent made application
24 to the Department of Real Estate of the State of California
25 (herein "the Department") for a real estate broker license.

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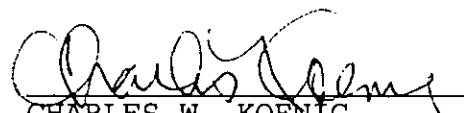
1 III

2 On or about June 1, 2004, in the Superior Court of the
3 State of California, County of Sacramento, Case No. 04M03983,
4 Respondent was convicted of the crime of Assault in violation of
5 Penal Code Section 240, a misdemeanor and a crime involving
6 moral turpitude which bears a substantial relationship under
7 Section 2910, Title 10, California Code of Regulations (herein
8 "the Regulations"), to the qualifications, functions or duties
9 of a real estate licensee.

10 IV

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

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

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23 
24 CHARLES W. KOENIG
Deputy Real Estate Commissioner

25 Dated at Sacramento, California,
26 this 18th day of April, 2006.