

1 Bureau of Real Estate
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3 Los Angeles, CA 90013-1105

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FILED

JUN 17 2015

BUREAU OF REAL ESTATE

By *David M. Wanner*

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7
8 BEFORE THE BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of

12 William Edward Mayo, III,

13 Respondent.
14

} No. H- 4725 SD

} **STIPULATION AND**

} **WAIVER**

} (B&P 10100.4)

15
16 I, William Edward Mayo III, ("Respondent") do hereby affirm that I have applied to the
17 Bureau of Real Estate for a real estate salesperson license, and that to the best of my knowledge I
18 have satisfied all of the statutory requirements for the issuance of the license, including, but not
19 limited to, the payment of the fee therefor.

20 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
21 Real Estate Commissioner has found grounds that justify the denial of the issuance of an
22 unrestricted real estate salesperson license to me. I agree that there are grounds to deny the
23 issuance of an unrestricted real estate salesperson license to me pursuant to California Business
24 and Professions Code Sections 480(a), 480(c), 10177(a), and 10177(b) for failing to reveal on my
25 application the following conviction: On or about October 30, 2006, in the Superior Court of
26 California, County of San Diego, case no F147469, Respondent was convicted of violating
27 California Penal Code Section 1320.5 (failure to appear after a felony), a misdemeanor.

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2 I hereby request that the Real Estate Commissioner in his discretion issue a restricted real
3 estate salesperson license to me under the authority of California Business and Professions Code
4 Sections 10100.4 and 10156.5. I understand that any such restricted license will be issued
5 subject to the provisions of and limitations of California Business and Professions Code Sections
6 10156.6 and 10156.7.

7 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation
8 and Waiver is accepted and signed by the Real Estate Commissioner, the Real Estate
9 Commissioner will not file a Statement of Issues based on the grounds herein, and I am waiving
10 my right to a hearing and the opportunity to present evidence at the hearing to establish my
11 rehabilitation in order to obtain an unrestricted real estate salesperson license.

12 I further understand that the following conditions, limitations, and restrictions will attach
13 to a restricted real estate salesperson license issued by the Bureau of Real Estate pursuant hereto:

14 1. The license shall not confer any property right in the privileges to be exercised

15 including the right of renewal, and the Real Estate Commissioner may by appropriate
16 order suspend the right to exercise any privileges granted under this restricted license
17 in the event of:

18 a. The conviction of respondent (including a plea of nolo contendere) to a crime

19 that bears a substantial relationship to Respondent's fitness or capacity as a real
20 estate licensee; or

21 b. The receipt of evidence that Respondent has violated provisions of the

22 California Real Estate Law, the Subdivided Lands Law, Regulations of the Real
23 Estate Commissioner, or conditions attaching to this restricted license.

24 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license

25 nor the removal of any of the conditions, limitations, or restrictions attaching to the
26 restricted license until three (3) years have elapsed from the date of issuance of the
27 restricted license to Respondent.


3. I shall notify the Real Estate Commissioner in writing within 72 hours of any arrest
by sending a certified letter to the Real Estate Commissioner at the Bureau of Real Estate, Post Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested, and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.

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

a. That broker has read the Stipulation and Waiver 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.

06/01/2015
Dated


Counsel
Bureau of Real Estate

5. I have read the Stipulation and Waiver, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including, but not limited to, California Government Code Sections 11504, 11506, 11508, 11509, and 11513), and I willingly, intelligently, and voluntarily waive those rights, including, but not limited to, the right to a hearing on a Statement of Issues at which I would have the right to

1 cross-examine witnesses against me and to present evidence in defense and
2 mitigation of the charges.

3 6. Respondent can signify acceptance and approval of the terms and conditions of this
4 Stipulation and Waiver by faxing a copy of its signature page, as actually signed by
5 Respondent, to the Bureau of Real Estate at the following telephone/fax number:
6 (213) 576-6917. Respondent agrees, acknowledges, and understands that by
7 electronically sending to the Bureau of Real Estate a fax copy of his/her actual
8 signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy
9 by the Bureau of Real Estate shall be as binding on Respondent as if the Bureau of
10 Real Estate had received the original signed Stipulation and Waiver.

11
12 5-26-15

13 Dated

14
15 Wm. E. Mayo III
16 William Edward Mayo III, Respondent

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


21 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
22 issued to Respondent William Edward Mayo III if Respondent has otherwise fulfilled all of the
23 statutory requirements for licensure. The restricted salesperson license shall be limited,
24 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

25 This Order is effective immediately.

26 IT IS SO ORDERED

27 June 11, 2015

REAL ESTATE COMMISSIONER


By: JEFFREY MASON
Chief Deputy Commissioner