

1 Department of Real Estate
2 P. O. Box 187007
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0789

FILED

AUG 1 2013

BUREAU OF REAL ESTATE

By L. Frost

8 **DEPARTMENT OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

10 * * *

11 *In the Matter of the Application of*

12)
13) NO. H-5859 SAC
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15) **STIPULATION AND WAIVER**
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DEBORAH ELIZABETH LEE,

Respondent.

16 I, DEBORAH ELIZABETH LEE, Respondent herein, do hereby affirm that I have
17 applied to the Department of Real Estate for a real estate salesperson license and that to the best of
18 my knowledge I have satisfied all of the statutory requirements for the issuance of the license,
19 including the payment of the fee therefore.

20 I acknowledge that I have received and read the Statement of Issues and the
21 Statement to Respondent filed by the Department of Real Estate on August 9, 2012, in connection
22 with my application for a real estate salesperson license. I understand that the Real Estate
23 Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further
24 proof of my honesty and truthfulness and to prove other allegations therein, or that he may in his
25 discretion waive the hearing and grant me a restricted real estate salesperson license based upon
26 this Stipulation and Waiver. I also understand that by filing the Statement of Issues in this matter
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1 the Real Estate Commissioner is shifting the burden to me to make a satisfactory showing that I
2 meet all the requirements for issuance of a real estate salesperson license. I further understand that
3 by entering into this stipulation and waiver I will be stipulating that the Real Estate Commissioner
4 has found that I have failed to make such a showing, thereby justifying the denial of the issuance to
5 me of an unrestricted real estate salesperson license.

6 I hereby admit that the allegations of the Statement of Issues filed against me are
7 true and correct and request that the Real Estate Commissioner in his discretion issue a restricted
8 real estate salesperson license to me under the authority of Section 10156.5 of the Business and
9 Professions Code.

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

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

18 1. The license shall not confer any property right in the privileges to be
19 exercised including the right of renewal, and the Real Estate Commissioner may by appropriate
20 order suspend the right to exercise any privileges granted under this restricted license in the event
21 of:

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

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

1 2. Respondent shall not be eligible to apply for the issuance of an unrestricted
2 real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to
3 the restricted license until four (4) years have elapsed from the date of issuance of the restricted
4 license to Respondent.

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

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

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

14 4. Respondent shall notify the Commissioner in writing within 72 hours of any
15 arrest by sending a certified letter to the Commissioner at the Department of Real Estate, Post
16 Office Box 187000, Sacramento, CA 95818-7000. The letter shall set forth the date of
17 Respondent's arrest, the crime for which Respondent was arrested and the name and address of the
18 arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute
19 an independent violation of the terms of the restricted license and shall be grounds for the
20 suspension or revocation of that license.

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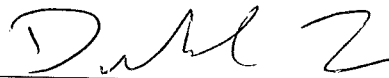
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1 Respondent can signify acceptance and approval of the terms and conditions of this
2 Stipulation and Waiver by faxing a copy of the signature page, as actually signed by Respondent, to
3 the Department at fax number (916) 227-9458. Respondent agrees, acknowledges and understands
4 that by electronically sending to the Department a fax copy of her actual signature as it appears on
5 the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on
6 Respondent as if the Department had received the original signed Stipulation and Waiver.
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8 3-7-13

9 Dated

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11 DEBORAH ELIZABETH LEE, Respondent
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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.

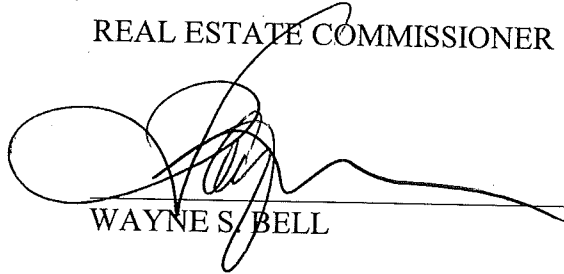
Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to Respondent DEBORAH ELIZABETH LEE if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

This Order is effective immediately.

IT IS SO ORDERED

4/16/2013

REAL ESTATE COMMISSIONER



WAYNE S. BELL