

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

4 Telephone: (916) 227-0789

FILED

MAR 12 2013

DEPARTMENT OF REAL ESTATE

By B. Contreras

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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11 In the Matter of the Application of

12 ELIZABETH A. POULSEN

13 Respondent.

No. H- 5965 SAC

STIPULATION AND

WAIVER

(B&P 10100.4)

15  
16 I, ELIZABETH A. POULSEN ("Respondent") do hereby affirm that I have applied to the  
17 Department of Real Estate for a real estate salesperson license, and that to the best of my  
18 knowledge I have satisfied all of the statutory requirements for the issuance of the license,  
19 including, but not 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) and 10177(b).

25 I hereby request that the Real Estate Commissioner in his discretion issue a restricted real  
26 estate salesperson license to me under the authority of California Business and Professions Code  
27 Sections 10100.4 and 10156.5. I understand that any such restricted license will be issued

1 subject to the provisions of and limitations of California Business and Professions Code Sections  
2 10156.6 and 10156.7.

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

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

- 11 1. The license shall not confer any property right in the privileges to be exercised  
12 including the right of renewal, and the Real Estate Commissioner may by appropriate  
13 order suspend the right to exercise any privileges granted under this restricted license  
14 in the event of:
  - 15 a. The conviction of respondent (including a plea of nolo contendere) to a crime  
16 that bears a substantial relationship to Respondent's fitness or capacity as a real  
17 estate licensee; or
  - 18 b. The receipt of evidence that Respondent has violated provisions of the  
19 California Real Estate Law, the Subdivided Lands Law, Regulations of the Real  
20 Estate Commissioner, or conditions attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license  
22 nor the removal of any of the conditions, limitations, or restrictions attaching to the  
23 restricted license until two (2) years have elapsed from the date of issuance of the  
24 restricted license to Respondent.
- 25 3. I shall notify the Real Estate Commissioner in writing within 72 hours of any arrest  
26 by sending a certified letter to the Real Estate Commissioner at the Department of  
27 Real Estate, Post Office Box 187000, Sacramento, CA 95818-7000. The letter shall

1 set forth the date of Respondent's arrest, the crime for which Respondent was  
2 arrested, and the name and address of the arresting law enforcement agency.

3 Respondent's failure to timely file written notice shall constitute an independent  
4 violation of the terms of the restricted license and shall be grounds for the suspension  
5 or revocation of that license.

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

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

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

15 12-23-12  
16 Dated

W. F. Clarke  
Counsel  
Department of Real Estate

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

26 6. Respondent can signify acceptance and approval of the terms and conditions of this  
27

1 Stipulation and Waiver by faxing a copy of its signature page, as actually signed by  
2 Respondent, to the Department of Real Estate at the following telephone/fax number:  
3 (916) 227-9458. Respondent agrees, acknowledges, and understands that by  
4 electronically sending to the Department of Real Estate a fax copy of his/her actual  
5 signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy  
6 by the Department of Real Estate shall be as binding on Respondent as if the  
7 Department of Real Estate had received the original signed Stipulation and Waiver.

8  
9 12.08.2012

10 Dated

11 

12 ELIZABETH A. POULSEN, Respondent

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

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

21 This Order is effective immediately.

22 IT IS SO ORDERED

23 3/11/2013

24 REAL ESTATE COMMISSIONER

25 

26 WAYNE S. BELL