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FILED

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

Telephone: (916) 227-0789

MAR 12 2013

DEPARTMENT OF REAL ESTATE

By B. Contreras

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of

ELIZABETH A. POULSEN

Respondent.

) No. H- 5965 SAC

) STIPULATION AND

) WAIVER

) (B&P 10100.4)

I, ELIZABETH A. POULSEN ("Respondent") do hereby affirm that I have applied to the Department of Real Estate for a real estate salesperson license, and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including, but not limited to, the payment of the fee therefor.

I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the Real Estate Commissioner has found grounds that justify the denial of the issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to deny the issuance of an unrestricted real estate salesperson license to me pursuant to California Business and Professions Code Sections 480(a) and 10177(b).

I hereby request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license to me under the authority of California Business and Professions Code 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.

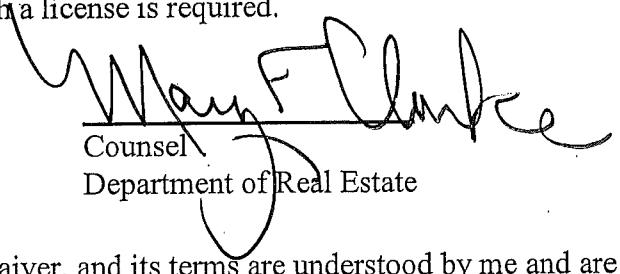
25 3. I shall notify the Real Estate Commissioner in writing within 72 hours of any arrest
26 by sending a certified letter to the Real Estate Commissioner at the Department of
27 Real Estate, Post Office Box 187000, Sacramento, CA 95818-7000. The letter shall

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

17 
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 WAYNE S. BELL