

**FILED**

MAY 15 2015

BUREAU OF REAL ESTATE

By S. Black

1 Bureau of Real Estate  
2 P.O. BOX 137007  
3 Sacramento, CA 95813-7007

4 Telephone: (916) 263-8670  
5 Fax: (916) 263-3767

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7  
8 BEFORE THE BUREAU OF REAL ESTATE  
9 STATE OF CALIFORNIA

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11 In the Matter of the Application of ) H-6149 SAC  
12 WENDELL LERRONE BONNER, ) STIPULATION AND WAIVER  
13 Respondent. )

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15 WENDELL LERRONE BONNER (hereinafter "Respondent") does hereby affirm  
16 that on October 9, 2013, Respondent applied to the Bureau of Real Estate<sup>1</sup> ("Bureau") for a real  
17 estate broker license and that to the best of Respondent's knowledge Respondent has satisfied all of  
18 the statutory requirements for the issuance of the license, including, but not limited to, the payment  
19 of the fee therefore. Respondent is representing himself in this matter.

20 FACTUAL BASIS

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22 On or about October 12, 2001, in the Superior Court of the State of California,  
23 County of Santa Clara, Case No. 201275 , Respondent was convicted, upon a plea of no contest, of  
24 four (4) counts in violation of Section 484/487(a) of the California<sup>2</sup> Penal Code (grand theft), all

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27 <sup>1</sup> Effective July 1, 2013, the Department of Real Estate has become the Bureau of Real Estate under the Department of  
Consumer Affairs pursuant to the Governor's Reorganization Plan of 2012.

<sup>2</sup> All references are to California Codes and Regulations, unless otherwise stated.



1 Respondent hereby admits the above Factual Basis is true and correct and requests  
2 that the Commissioner issue a restricted real estate salesperson license to Respondent under the  
3 authority of Sections 10100.4 and 10156.5 of the Code. Respondent understands that any such  
4 restricted license will be issued subject to the provisions and limitations of Sections 10156.6 and  
5 10156.7 of the Code.

6 Respondent is aware that by signing this Stipulation and Waiver, and if this  
7 Stipulation and Waiver is accepted by the Commissioner, Respondent is waiving Respondent's  
8 right to a hearing and the opportunity to present evidence at the hearing to establish Respondent's  
9 rehabilitation in order to obtain an unrestricted real estate broker or salesperson license.  
10 Respondent is not waiving Respondent's right to a hearing and to further proceedings to obtain a  
11 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the  
12 Commissioner.

13 It is understood by the parties that the Commissioner may accept this Stipulation and  
14 Waiver as his decision in this matter. In the event that the Commissioner in his discretion does not  
15 accept this Stipulation and Waiver, it shall be void and of no effect, and Respondent shall retain the  
16 right to a hearing and proceeding on the Statement of Issues under all of the provisions of the APA  
17 and shall not be bound by any admission or waiver made herein.

18 Respondent understands that this Stipulation and Waiver, which was executed  
19 pursuant to the authority under Sections 10100.4 and 10156.5 of the Code, is considered discipline  
20 by the Bureau.

21 Respondent further understands that the following conditions, limitations and  
22 restrictions will attach to a restricted real estate license issued by the Bureau pursuant hereto:

23 1. The license shall not confer any property right in the privileges to be  
24 exercised and the Commissioner may by appropriate order suspend the right to exercise any  
25 privileges granted under this restricted license in the event of:

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1                   a.     Respondent's conviction (including, but not limited to, a plea of  
2 guilty or nolo contendere) of a crime which bears a substantial relationship to Respondent's fitness  
3 or capacity as a real estate licensee; or

4                   b.     The receipt of evidence that Respondent has violated provisions of  
5 the Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or conditions  
6 attaching to this restricted license.

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

11                  3.     Respondent shall notify the Commissioner in writing within 72 hours of any  
12 arrest by sending a certified letter to the Commissioner at the Bureau of Real Estate, P.O. Box  
13 137007, Sacramento, CA 95813-7007. The letter shall set forth the date of Respondent's arrest, the  
14 crime for which Respondent was arrested and the name and address of the arresting law  
15 enforcement agency. Respondent's failure to timely file written notice shall constitute an  
16 independent violation of the terms of the restricted license and shall be grounds for the suspension  
17 or revocation of that license.

18                  4.     With the application for license or with the application for transfer to a new  
19 employing broker, Respondent shall submit a statement signed by the prospective employing broker  
20 on a form approved by the Bureau wherein the employing broker shall certify as follows:

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

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

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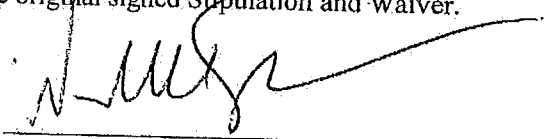
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Respondent has read the Stipulation and Waiver and its terms are understood by  
Respondent, and agreeable and acceptable to Respondent. Respondent understands that  
Respondent is waiving rights given to Respondent by the Administrative Procedure Act (including,  
but not limited to, Government Code sections 11504, 11506, 11508, 11509, and 11513), and  
willingly, intelligently, and voluntarily waives those rights, including, but not limited to, the right to  
a hearing on a Statement of Issues at which Respondent would have the right to cross-examine  
witnesses against Respondent and to present evidence in defense and mitigation of the charges.

Respondent can signify acceptance and approval of the terms and conditions of this  
Stipulation and Waiver by faxing a copy of the signature page, as actually signed by Respondent, to  
the Bureau at fax number (916) 263-3767. Respondent agrees, acknowledges and understands that  
by electronically sending to the Bureau a fax copy of Respondent's actual signature as it appears on  
the Stipulation and Waiver, that receipt of the faxed copy by the Bureau shall be as binding on  
Respondent as if the Bureau had received the original signed Stipulation and Waiver.

2/17/15



Dated

WENDELL LERRONE BONNER, Respondent

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

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

10 This Order is effective immediately.

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12 IT IS SO ORDERED MAY 12 2015

13 REAL ESTATE COMMISSIONER

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16 By: JEFFREY MASON  
17 Chief Deputy Commissioner  
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