

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

4 Telephone: (916) 263-8672

**FILED**

JUN 19 2017

BUREAU OF REAL ESTATE

By B. Nicholas

8 **BUREAU OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

10 \* \* \*

11 *In the Matter of the Application of*

12 AKRAM SABAR CHAUDHRY,

13 Respondent.

H-6535 SAC

**STIPULATION AND WAIVER**

(Per Business and Professions Code § 10100.4)

14  
15 AKRAM SABAR CHAUDHRY, ("Respondent") does hereby affirm that on  
16 September 27, 2016, he applied to the Bureau of Real Estate ("Bureau") for a real estate salesperson  
17 license and that to the best of his knowledge he satisfied all of the statutory requirements for the  
18 issuance of the license, including the payment of the fee therefore.

19 FACTUAL BASIS

20 Effective November 16, 2009, in Case Number H-5116 SAC, the  
21 Real Estate Commissioner of the Department of Real Estate outright denied Respondent's  
22 application for a real estate salesperson license.

23 On or about October 10, 2001, in the Superior Court of the State of California, County of  
24 Santa Clara, Case No. C9926530, Respondent was convicted of violating Penal Code sections  
25 154(a) (Defrauding creditors) and 271(a) (non-support if child) both misdemeanors. These  
26 convictions were expunged.

27 On or about September 29, 2006, in the United State District Court, Northern District of  
California, San Francisco Division, Case No. CR 05 00284, Respondent was convicted of violating



1 Respondent agrees that by signing this Stipulation and Waiver, the conditions,  
2 limitations, and restrictions imposed on Respondent's restricted license, identified below, may be  
3 removed only by filing a Petition for Removal of Restrictions ("petition") with the Commissioner,  
4 and that Respondent's petition must follow the procedures set forth in Government Code Section  
5 11522. Respondent understands that this Stipulation and Waiver, which was executed pursuant to  
6 the authority under section 10100.4 and 10156.5 of the Code, is considered discipline by the  
7 Bureau.

8 Respondent further understands that the restricted license issued to Respondent shall  
9 be subject to all of the provisions of Section 10156.7 of the Code and to the following limitations,  
10 conditions, and restrictions imposed under the authority of Section 10156.6 of the Code:

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

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

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

20 2. Respondent shall not be eligible to petition for the issuance of an unrestricted  
21 real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to  
22 the restricted real estate license until two (2) years have elapsed from the date of issuance of the  
23 restricted real estate license to Respondent. Respondent shall not be eligible to apply for any  
24 unrestricted licenses until all restrictions attaching to the license have been removed.

25 3. With the application for license, or with the application for transfer to a new  
26 employing broker, Respondent shall submit a statement signed by the prospective employing broker  
27 on a form approved by the Bureau wherein the employing broker shall certify as follows:

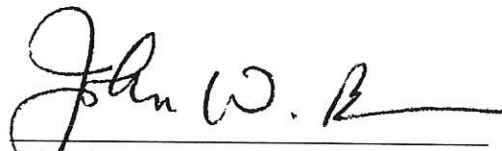


1 a. That broker has read the Stipulation and Waiver which is the basis for the  
2 issuance of the restricted license; and

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

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

13  
14 5-10-17  
15 Dated

  
16  
17 John Barron, Counsel  
18 Bureau of Real Estate

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

27  
28 05/10/17  
29 Dated

  
30 AKRAM SABAR CHAUDHRY, Respondent

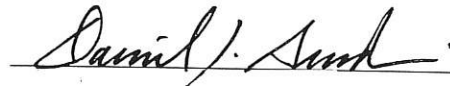
1 I have read the foregoing Stipulation and Waiver signed by Respondent. I am  
2 satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness  
3 of Respondent need not be called and that it will not be inimical to the public interest to issue a  
4 restricted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

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

9 This Order is effective immediately.

10  
11 IT IS SO ORDERED 6/14/17  
12

13 WAYNE S. BELL  
14 REAL ESTATE COMMISSIONER

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16

17 By: DANIEL J. SANDRI  
18 Chief Deputy Commissioner  
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