

1 Department of Real Estate  
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**FILED**

SEP 13 2018

DEPARTMENT OF REAL ESTATE  
By R. Krapp

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9 **DEPARTMENT OF REAL ESTATE**  
10 **STATE OF CALIFORNIA**

11 \* \* \*

12 *In the Matter of the Application of*

13 CHRISTINA ANDREASYAN,

14 Respondent.

H-6719 SAC

**STIPULATION AND WAIVER**  
(Per Business and Professions Code § 10100.4)

15 CHRISTINA ANDREASYAN, ("Respondent") does hereby affirm that on July 13,  
16 2017, she applied to the Department of Real Estate ("Department") for a real estate salesperson  
17 license and that to the best of her knowledge she satisfied all of the statutory requirements for the  
18 issuance of the license, including the payment of the fee therefore.

19 **FACTUAL BASIS**

20 On or about April 29, 2010, in the Superior Court of the State of California, County  
21 of Alameda, Case No. 122831, Respondent was convicted of violating Penal Code section 484  
22 (petty theft) a misdemeanor. This conviction has been expunged.

23 On or about September 15, 2010, in the Superior Court of the State of California,  
24 County of Sacramento, Case No. 10F03970, Respondent was convicted of violating Penal Code  
25 section 508 (embezzlement) a misdemeanor. This conviction has been expunged.

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1 removed only by filing a Petition for Removal of Restrictions ("petition") with the Commissioner,  
2 and that Respondent's petition must follow the procedures set forth in Government Code Section  
3 11522. Respondent understands that this Stipulation and Waiver, which was executed pursuant to  
4 the authority under section 10100.4 and 10156.5 of the Code, is considered discipline by the  
5 Department.

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

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

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

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

18 2. Respondent shall not be eligible to petition for the issuance of an unrestricted  
19 real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to  
20 the restricted real estate license until three (3) years have elapsed from the date of issuance of the  
21 restricted real estate license to Respondent. Respondent shall not be eligible to apply for any  
22 unrestricted licenses until all restrictions attaching to the license have been removed.

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

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

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

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

**Dated**

**John Barron, Counsel**  
**Bureau of Real Estate**

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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 California Administrative Procedure Act (including, but not limited to, California 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 he would have the right to cross-examine witnesses against Respondent and to present evidence in defense and mitigation of the charges.

**Dated**

~~CHRISTINA ANDREASYAN~~, Respondent

I have read 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

1 of Respondent need not be called and that it will not be inimical to the public interest to issue a  
2 restricted real estate salesperson license to Respondent.

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

7 This Order is effective immediately.

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10 IT IS SO ORDERED September 11, 2018 .

11 DANIEL J. SANDRI  
12 ACTING REAL ESTATE COMMISSIONER

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