

1 Department of Real Estate
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FILED

APR 16 2019

DEPARTMENT OF REAL ESTATE
By *[Signature]*

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Application of

SWAILIM BASSAM SWAILIM,

Respondent.

H-6796 SAC

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

SWAILIM BASSAM SWAILIM, ("Respondent") does hereby affirm that on January 12, 2018, he applied to the Department of Real Estate ("Department") for a real estate salesperson license and that to the best of his knowledge he satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefore.

GROUND FOR DENIAL

Respondent's criminal conviction constitutes grounds under Sections 480(a) and 10177(b) of the Code for the denial of Respondent's application for an unrestricted real estate license.

FACTUAL BASIS

On or about February 28, 2012, in the Superior Court of the State of California, County of Placer, Case No. 62-97566, Respondent was convicted of violating Sections 23152(a) (driving under the influence) and 23152(b) (driving under the influence over .08%) of the California Vehicle Code, both felonies.

1 On or about January 2, 2008, in the Superior Court of the State of California, County of
2 Sacramento, Case No. 07F10109, Respondent was convicted of violating Sections 12021(a)(1)
3 (felon in possession of a firearm) of the California Penal Code and 11359 (possession of marijuana)
4 of the California Health and Safety Code, both felonies.

5 On or about July 12, 2007, in the Superior Court of the State of California, County of
6 Sacramento, Case No. 07F02340, Respondent was convicted of violating Sections 23152(a)
7 (driving under the influence) and 23152(b) (driving under the influence over .08%) of the
8 California Vehicle Code, both felonies.

9 TERMS AND CONDITIONS

10 Respondent understands that the Real Estate Commissioner ("Commissioner") may
11 hold a hearing regarding the matters discussed above for the purpose of requiring further proof of
12 Respondent's honesty and truthfulness and to prove other allegations therein, or that the
13 Commissioner may waive the hearing and grant Respondent a restricted real estate salesperson
14 license based upon this Stipulation and Waiver. Respondent also understands that by entering into
15 this Stipulation and Waiver, Respondent will be stipulating that the Commissioner has found that
16 Respondent has failed to make a showing that Respondent meets all the requirements for issuance
17 of a real estate salesperson license thereby justifying the denial of the issuance to his of an
18 unrestricted real estate salesperson license.

19 Respondent hereby admits the above Factual Basis is true and correct and requests
20 that the Commissioner issue a restricted real estate salesperson license to Respondent under the
21 authority of section 10100.4 and 10156.5 of the Code. I understand that any such restricted license
22 will be issued subject to the provisions of and limitations of sections 10156.6 and 10156.7 of the
23 Code.

24 Respondent is aware that by signing this Stipulation and Waiver, and if this
25 Stipulation and Waiver is accepted by the Commissioner, Respondent is waiving his right to a
26 hearing and the opportunity to present evidence at the hearing to establish his rehabilitation in order
27 to obtain an unrestricted real estate salesperson license. Respondent is not waiving his right to a

1 hearing and to further proceedings to obtain a restricted or unrestricted license if this Stipulation
2 and Waiver is not accepted by the Commissioner.

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

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

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

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

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

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

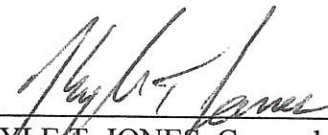
1 3. With the application for license, or with the application for transfer to a new
2 employing broker, Respondent shall submit a statement signed by the prospective employing broker
3 on a form approved by the Department wherein the employing broker shall certify as follows:

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

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

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

16
17 3/26/19
18 Dated




KYLE T. JONES, Counsel
Department 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 ///

1
2 Dated


SWAILIM BASSAM SWAILIM, Respondent


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

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

11 This Order is effective immediately.

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13 IT IS SO ORDERED April 11, 2019.

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15 DANIEL J. SANDRI
16 ACTING REAL ESTATE COMMISSIONER

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