

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

4 Telephone: (916) 576-7846

FILED

JUN 04 2019

DEPARTMENT OF REAL ESTATE
By B. Nicholas

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

10 * * *

11 *In the Matter of the Application of*

12 JUSTIN LA'RON EDWARDS,

13 Respondent.

H-6809 SAC

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

15 JUSTIN LA'RON EDWARDS, ("Respondent") does hereby affirm that on August
16 10, 2018, he applied to the Department of Real Estate ("Department") 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 GROUND FOR DENIAL

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

22 FACTUAL BASIS

23 On or about December 2, 2010, in the District Court of the State of Nevada, County of
24 Clark, Case No. 10C265796-3, Respondent was convicted of violating Section 453.401/453.321
25 (conspiracy to violate uniform controlled substance act) of the Nevada Revised Statutes, a felony.

26 ///

27 ///

1 TERMS AND CONDITIONS

2 Respondent understands that the Real Estate Commissioner (“Commissioner”) may
3 hold a hearing regarding the matters discussed above for the purpose of requiring further proof of
4 Respondent’s honesty and truthfulness and to prove other allegations therein, or that the
5 Commissioner may waive the hearing and grant Respondent a restricted real estate salesperson
6 license based upon this Stipulation and Waiver. Respondent also understands that by entering into
7 this Stipulation and Waiver, Respondent will be stipulating that the Commissioner has found that
8 Respondent has failed to make a showing that Respondent meets all the requirements for issuance
9 of a real estate salesperson license thereby justifying the denial of the issuance to his of an
10 unrestricted real estate salesperson license.

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

16 Respondent is aware that by signing this Stipulation and Waiver, and if this
17 Stipulation and Waiver is accepted by the Commissioner, Respondent is waiving his right to a
18 hearing and the opportunity to present evidence at the hearing to establish his rehabilitation in order
19 to obtain an unrestricted real estate salesperson license. Respondent is not waiving his right to a
20 hearing and to further proceedings to obtain a restricted or unrestricted license if this Stipulation
21 and Waiver is not accepted by the Commissioner.

22 Respondent agrees that by signing this Stipulation and Waiver, the conditions,
23 limitations, and restrictions imposed on Respondent’s restricted license, identified below, may be
24 removed only by filing a Petition for Removal of Restrictions (“petition”) with the Commissioner,
25 and that Respondent’s petition must follow the procedures set forth in Government Code Section
26 11522. Respondent understands that this Stipulation and Waiver, which was executed pursuant to
27

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

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

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

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

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

18 3. 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 Department wherein the employing broker shall certify as follows:

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

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

26 ///

27 ////

1 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson
2 license be issued to Respondent, JUSTIN LA'RON EDWARDS if Respondent has otherwise
3 fulfilled all of the statutory requirements for licensure. The restricted license shall be limited,
4 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

5 This Order is effective immediately.

6
7 IT IS SO ORDERED *May 31, 2019*.

8
9 DANIEL J. SANDRI
10 ACTING REAL ESTATE COMMISSIONER

11 *Daniel J. Sandri*