

1 Department of Real Estate
2 P. O. Box 137007
3 Sacramento, CA 95813-7007
4
5 Telephone: (916) 576-8700
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FILED
OCT 19 2022
DEPARTMENT OF REAL ESTATE
By J. Taggart

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

11 * * *

12 *In the Matter of the Application of*

13 RONNIE LEON BOSTON,

14 Respondent.

H-7173 SAC

STIPULATION AND WAIVER

(Per Business and Professions Code § 10100.4)

15 RONNIE LEON BOSTON, ("Respondent") does hereby affirm that on August
16 24, 2021, Respondent applied to the Department of Real Estate ("Department") for a real estate
17 salesperson license and that to the best of Respondent's knowledge Respondent satisfied all of
18 the statutory requirements for the issuance of the license, including the payment of the fee
19 therefore.

20 FACTUAL BASIS

21 On or about December 18, 2002, in the United States District Court, Central
22 District of California, Case No. 2:02-cr-00949-TJH, Respondent was convicted of violating
23 Section 1708(theft of mail), Title 18, of the United States Code, a felony.

24 GROUND FOR DENIAL

25 Respondent's criminal conviction constitutes grounds under Sections 480,
26 10177(b), and 10177(j) of the Business and Professions Code ("Code") for the denial of
27 Respondent's application for an unrestricted real estate license.

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1 which was executed pursuant to the authority under section 10100.4 and 10156.5 of the Code, is
2 considered discipline by the Department.

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

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

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

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

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

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

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

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

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

11
12 9/30/22
13 Dated

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15 
16 KYLE JONES, Counsel
17 Department of Real Estate

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

27 Respondent can signify acceptance and approval of the terms and conditions of
this Stipulation and Waiver by emailing a scanned copy of the signature page, as actually signed
by Respondent, to the Department counsel assigned to this case. Respondent agrees,
acknowledges and understands that by electronically sending the Department a scan of
Respondent's actual signature as it appears on the Stipulation and Waiver, that receipt of the scan

by the Department shall be binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

9/22/22
Dated


RONNIE LEON BOSTON, 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 of Respondent need not be called and that it will not be inimical to the public interest to issue a restricted real estate salesperson license to Respondent.

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

This Order is effective immediately.

IT IS SO ORDERED 10.18.22

DOUGLAS R. McCAULEY
REAL ESTATE COMMISSIONER

