

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

4 Telephone: 916-576-8700
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8 **DEPARTMENT OF REAL ESTATE**
9 **STATE OF CALIFORNIA**

10 * * *

11 In the Matter of the Application of

) DRE No. H-07307 SAC
)
)

12 ALICIA CASTRO RAMIREZ,

) **STIPULATION AND WAIVER**
) (Mortgage Loan Originator License
) Endorsement)
)

14 Respondent
15)

16 It is hereby stipulated by and between, ALICIA CASTRO RAMIREZ,
17 ("Respondent"), acting by and through attorney Seth Weinstein, and the Complainant, acting by and
18 through Adriana Z. Badilas, Counsel for the Department of Real Estate, as follows for the purpose
19 of settling and disposing of the Statement of Issues filed on February 20, 2024, in this matter:

20 Respondent acknowledges that Respondent has received and read the Statement of
21 Issues and the Statement to Respondent as filed by the Department in connection with
22 Respondent's application for an individual salesperson mortgage loan originator license
23 endorsement ("MLO License Endorsement"). Respondent understands that the Real Estate
24 Commissioner ("Commissioner") may hold a hearing on the Statement of Issues for the purpose of
25 requiring further proof of Respondent's honesty and truthfulness and to prove other allegations
26 therein, or that the Commissioner may in her discretion waive the hearing and grant Respondent a
27 restricted MLO License Endorsement based upon this Stipulation and Waiver.

1 Respondent further understands that by filing the Statement of Issues in this matter
2 the Commissioner is shifting the burden to Respondent to make a satisfactory showing that
3 Respondent meets all the requirements for issuance of an MLO License Endorsement. Respondent
4 further understands that by entering into this Stipulation and Waiver, Respondent will be stipulating
5 that the Commissioner has found Respondent has failed to make such a showing, thereby justifying
6 the denial of the issuance to Respondent of an MLO License Endorsement.

7 Respondent hereby admits that the allegations of the Statement of Issues filed
8 against Respondent are true and correct and requests that the Commissioner in her discretion issue
9 a restricted MLO License Endorsement to Respondent under the authority of Section 2945.4 of
10 Title 10, California Code of Regulations and Sections 10156.5 and 10166.051 of the Business and
11 Professions Code ("Code").

12 Respondent is aware that by signing this Stipulation and Waiver, Respondent is
13 waiving Respondent's right to a hearing and the opportunity to present evidence at the hearing if
14 this Stipulation and Waiver is accepted by the Commissioner. However, Respondent is not waiving
15 Respondent's right to a hearing and to further proceedings to obtain a restricted or unrestricted
16 MLO License Endorsement if this Stipulation and Waiver is not accepted by the Commissioner.

17 Respondent agrees that by signing this Stipulation and Waiver, the conditions,
18 limitations, and restrictions imposed on Respondent's restricted MLO License Endorsement,
19 identified below, may be removed only by filing a Petition for Removal of Restrictions ("Petition")
20 with the Commissioner, and that Respondent's Petition must follow the procedures set forth in
21 Government Code Section 11522.

22 Respondent further understands that the restricted MLO License Endorsement
23 issued to Respondent shall be subject to all of the provisions of Section 10156.7 of the Code and to
24 the following limitations, conditions and restrictions imposed under authority of Section 10156.6 of
25 the Code:


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1. The restricted MLO License Endorsement shall not confer any property rights in the privileges to be exercised including the right to renewal, and the Commissioner may by appropriate order suspend the right to exercise any privileges granted under the restricted MLO License Endorsement in the event of:
 - a. Respondent's conviction (including a plea of nolo contendere) of a crime that bears a substantial relationship to Respondent's fitness or capacity to hold a real estate license or an MLO License Endorsement; or
 - b. The receipt of evidence that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or conditions attaching to the restricted MLO License Endorsement.
2. Respondent shall not be eligible to petition for the issuance of an unrestricted MLO License Endorsement nor the removal of any of the conditions, limitations or restrictions attaching to the restricted MLO License Endorsement until five (5) years have elapsed from the date of issuance of the restricted MLO License Endorsement to Respondent. Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions attaching to the license have been removed.
3. With the application for an MLO License Endorsement, or with the request to transfer to a new employing broker through Nationwide Multistate Licensing System and Registry ("NMLS"), Respondent shall submit a statement signed by the prospective employing broker on a form approved by the Department wherein the employing broker shall certify as follows:
 - a. That the broker has read the Statement of Issues, which is the basis for the issuance of the restricted MLO License Endorsement; and
 - b. That the broker will carefully review all transaction documents prepared by the restricted MLO License Endorsement holder and otherwise exercise close supervision over the restricted MLO License Endorsement holder's performance of acts for which an MLO License Endorsement is required.

1 4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by
2 sending a certified letter to the Commissioner at the Department of Real Estate, Post
3 Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of
4 Respondent's arrest, the crime for which Respondent was arrested and the name and
5 address of the arresting law enforcement agency. Respondent's failure to timely file
6 written notice shall constitute an independent violation of the terms of the restricted MLO
7 License Endorsement and shall be grounds for the suspension or revocation of that MLO
8 License Endorsement.

9
10
11 05/08/24
12 Dated


13 ADRIANA Z. BADILAS
14 Real Estate Counsel
15 Department of Real Estate

16 * * *

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

24 Respondent shall send a hard copy of the original signed Stipulation and Waiver to:
25 Adriana Z. Badilas, Department of Real Estate, 1651 Exposition Blvd., Sacramento, CA 95815.

26 In the event of time constraints before an administrative hearing, Respondent can
27 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


1 by electronically sending the Department a scan of Respondent's actual signature as it appears on
2 the Stipulation and Waiver, that receipt of the scan by the Department shall be binding on
3 Respondent as if the Department had received the original signed Stipulation and Waiver.
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5
6 5/7/2024
7 Dated


ALICIA CASTRO RAMIREZ
Respondent

8 *I have reviewed this Stipulation and Waiver as to form and content and have advised*
9 *my client accordingly.*

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11 05-07-2024
12 Dated


SETH WEINSTEIN
Attorney for Respondent

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15 I have read the Statement of Issues filed herein and the foregoing Stipulation and
16 Waiver signed by Respondent. I am satisfied that the hearing for the purpose of requiring further
17 proof as to the honesty and truthfulness of Respondent need not be called and that it will not be
18 inimical to the public interest to issue a restricted individual salesperson Mortgage Loan Originator
19 License Endorsement to Respondent.

20 Therefore, IT IS HEREBY ORDERED that a restricted individual salesperson
21 Mortgage Loan Originator License Endorsement be issued to Respondent if Respondent has
22 otherwise fulfilled all of the statutory requirements for mortgage loan originator license
23 endorsement. The restricted individual salesperson Mortgage Loan Originator License
24 Endorsement shall be limited, conditioned, and restricted as specified in the foregoing Stipulation
25 and Waiver.

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1 This Order is effective immediately.

2 IT IS SO ORDERED 6/3/2024.

3 CHIKA SUNQUIST
4 REAL ESTATE COMMISSIONER

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6 _____
7 By: Marcus L. McCarther
8 Chief Deputy Real Estate Commissioner
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