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MAR - 6 2025

DEPT. OF REAL ESTATE

By 

Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013
Telephone: (877) 373-4542

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	DRE No. H-7380 SAC
)	OAH No. 2024100908
ZELLOO BROKERAGE INC,)	
)	<u>STIPULATION AND WAIVER</u>
Respondent.)	
)	
)	

Respondent ZELLOO BROKERAGE INC ("Respondent"), acting in pro per, does hereby affirm that Respondent has applied to the Department of Real Estate ("Department") for a real estate corporation license, and that to the best of Respondent's knowledge, Respondent has satisfied all of the statutory requirements for the issuance of the license, including, but not limited to, the payment of the fee therefor.

Respondent acknowledges that Respondent has received and read the Second Amended Statement of Issues and Statement to Respondent filed by the Department on or about October 22, 2024, in connection with Respondent's application for a real estate corporation license. Respondent understands that the Commissioner may hold a hearing and grant Respondent a restricted real estate corporation license based upon this Stipulation and Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Commissioner is shifting the burden to Respondent to make a satisfactory showing that

Respondent meets all the requirements for issuance of a real estate corporation license.

Respondent further understands that by entering into this Stipulation and Waiver, Respondent will be stipulating that the Commissioner has found that Respondent has failed to make such a showing, thereby justifying the denial of the issuance to me of an unrestricted real estate corporation license.

Respondent hereby admits that the allegations in the Second Amended Statement of Issues filed against Respondent are true and correct and request that the Commissioner in her discretion issue a restricted real estate corporation license to Respondent under the authority of California Business and Professions Code section 10156.5 and 10159.

Respondent is aware that by signing this Stipulation and Waiver, and if this Stipulation and Waiver is accepted by the Commissioner, Respondent is waiving Respondent's right to a hearing and the opportunity to present evidence at the hearing to establish Respondent's rehabilitation in order to obtain an unrestricted real estate corporation license. Respondent is not waiving Respondent's right to a hearing and to further proceedings to obtain a restricted or unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

Respondent agrees that by signing this Stipulation and Waiver, the conditions, limitations, and restrictions imposed on Respondent's restricted license, identified below, may be removed only by filing a Petition for Removal of Restrictions ("Petition") with the Commissioner, and that Respondent's Petition must follow the procedures set forth in California Government Code section 11522.

Respondent further understands that the restricted license issued to Respondent shall be subject to all the provisions of California Business and Professions Code section 10156.7 and to the following conditions, limitations, and restrictions imposed under authority of California Business and Professions Code section 10156.6:

1. The restricted license shall not confer any property right in the privileges to be exercised including the right of renewal, and the Real Estate

Commissioner may by appropriate order suspend the right to exercise any privileges granted under the restricted license 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 as a real estate licensee; or
- b. The receipt of evidence that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or conditions attaching to this restricted license.

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

3. Respondent shall submit with any application for license, or with the application for changing its designated officer, such as the Corporation Change Application (RE 204A), wherein the prospective designated officer shall certify as follows:

- a. That the prospective designated officer has read the Decision of the Commissioner which granted the right to a restricted license; and
- b. That the prospective designated officer will exercise close supervision over the performance by the restricted corporation


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licensee relating to activities for which a real estate license is required.

DATED: December 17, 2024


Kathy Yi, Counsel
Department of Real Estate

* * *


Respondent has read this Stipulation and Waiver, and its terms are understood by Respondent and are 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 Respondent willingly, intelligently, and voluntarily waives those rights, including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent would have the right to cross-examine witnesses against Respondent and to present evidence in defense and mitigation of the charges.

Respondent agrees, acknowledges and understands that by signing this Stipulation and Waiver, Respondent is bound by its terms as of the date of such signature and that such agreement is not subject to rescission or amendment at a later date except by a separate Decision and Order of the Commissioner.

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. Alternatively, Respondent can signify acceptance and

1 approval of the terms and conditions of this Stipulation and Waiver by sending a hard copy of
2 the original signed signature page(s) of the Stipulation herein to Kathy Yi, Legal Section,
3 Department of Real Estate, 320 W. Fourth Street, Suite 350, Los Angeles, California, 90013.

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5 DATED: 12/16/2024


ZELLOO BROKERAGE INC
Respondent
By: Anthony Giglio

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


14 Therefore, IT IS HEREBY ORDERED that a restricted real estate corporation
15 license be issued to Respondent ZELLOO BROKERAGE INC if Respondent has otherwise
16 fulfilled all of the statutory requirements for licensure. The restricted corporation license shall
17 be limited, conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

18 This Order is effective immediately.

19 IT IS SO ORDERED

2/3/2025

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21 CHIKA SUNQUIST
Real Estate Commissioner

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24 By: MARCUS L. McCARTHER
25 Chief Deputy Real Estate Commissioner
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