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DEPT. OF REAL ESTATE

By. [REDACTED]

Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013
Telephone: (213) 559-5990

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Application of	)	DRE No. H-7468 SAC
	)	
MATTHEW RICHARD KROLL,	)	
	)	<u>STIPULATION AND WAIVER</u>
Respondent.	)	
	)	

Respondent MATTHEW RICHARD KROLL ("Respondent"), acting in pro per, does hereby affirm that Respondent has applied to the Department of Real Estate ("Department") for a real estate salesperson 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 by entering into this Stipulation and Waiver, Respondent is stipulating that the Real Estate Commissioner has found grounds that justify the denial of the issuance of an unrestricted real estate salesperson license to Respondent. Respondent agrees that there are grounds to deny the issuance of an unrestricted real estate salesperson license pursuant to California Business and Professions Code sections 480(a)(1) and 10177(b) based on the following felony convictions: (1) Respondent's November 3, 2017 felony conviction for violation of Penal Code section 487(a) (grand theft); and (2) Respondent's November 8, 2017 felony conviction for violation of Penal Code section 10851(a) (driving

1 and/or taking a vehicle without consent) and section 25400(a)(1) (carrying a concealed weapon
2 in a vehicle).

3 Respondent hereby requests that the Real Estate Commissioner in her discretion
4 issue a restricted real estate salesperson license to Respondent under the authority of California
5 Business and Professions Code sections 10100.4 and 10156.5. Respondent understands that any
6 such restricted license will be issued subject to the provisions of and limitations of California
7 Business and Professions Code sections 10156.6 and 10156.7.

8 Respondent understands that by Respondent signing of this Stipulation and
9 Waiver, provided this Stipulation and Waiver is accepted and signed by the Real Estate
10 Commissioner, the Real Estate Commissioner will not file a Statement of Issues based on the
11 grounds herein, and Respondent is waiving the right to a hearing and the opportunity to present
12 evidence at the hearing to establish Respondent's rehabilitation in order to obtain an
13 unrestricted real estate salesperson license.

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

19 Respondent further understands that the restricted license issued to Respondent
20 shall be subject to all the provisions of California Business and Professions Code section
21 10156.7 and to the following conditions, limitations, and restrictions imposed under authority of
22 California Business and Professions Code section 10156.6:

- 23 1. The restricted license shall not confer any property right in the privileges
24 to be exercised including the right of renewal, and the Real Estate
25 Commissioner may by appropriate order suspend the right to exercise any
26 privileges granted under the restricted license in the event of:

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- 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. With the application for license or with the application for transfer to a new employing broker, Respondent shall submit a statement signed by the prospective employing broker on a form approved by the Department of Real Estate, such as the Restricted Salesperson Change Application (RE 214A), wherein the employing broker shall certify as follows:
- a. That broker has read the Stipulation and Waiver which is the basis for the issuance of the restricted license; and
 - b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.
4. Respondent shall notify the Real Estate Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Real Estate

1 Commissioner at the Department of Real Estate, 651 Bannan Street, Suite
2 504, Sacramento, CA 95811. The letter shall set forth the date of
3 Respondent's arrest, the crime for which Respondent was arrested, and
4 the name and address of the arresting law enforcement agency.
5 Respondent's failure to timely file written notice shall constitute an
6 independent violation of the terms of the restricted license and shall be
7 grounds for the suspension or revocation of that license.

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9 DATED: 09/25/2025


Kathy Yi, Counsel
Department of Real Estate

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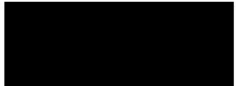
12 Respondent has read this Stipulation and Waiver, and its terms are understood by
13 Respondent and are agreeable and acceptable to Respondent. Respondent understands that
14 Respondent is waiving rights given to Respondent by the California Administrative Procedure
15 Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,
16 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,
17 including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent
18 would have the right to cross-examine witnesses against Respondent and to present evidence in
19 defense and mitigation of the charges.

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

24 Respondent can signify acceptance and approval of the terms and conditions of
25 this Stipulation and Waiver by emailing a scanned copy of the signature page, as actually signed
26 by Respondent, to the Department counsel assigned to this case. Respondent agrees,
27 acknowledges and understands that by electronically sending the Department a scan of

1 Respondent's actual signature as it appears on the Stipulation and Waiver that receipt of the
2 scan by the Department shall be binding on Respondent as if the Department had received the
3 original signed Stipulation and Waiver. Alternatively, Respondent can signify acceptance and
4 approval of the terms and conditions of this Stipulation and Waiver by sending a hard copy of
5 the original signed signature page(s) of the Stipulation herein to Kathy Yi, Legal Section,
6 Department of Real Estate, 320 W. Fourth Street, Suite 350, Los Angeles, California, 90013.

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8 DATED: 9-24-25


MATTHEW RICHARD KROLL
Respondent

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

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

20 This Order is effective immediately.

21 IT IS SO ORDERED 11/2/2025

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23 CHIKA SUNQUIST
Real Estate Commissioner