

FILED

MAR 09 2026

DEPARTMENT OF REAL ESTATE

By B dew

1 JACK GONZALEZ JR., Counsel (347856)
2 Department of Real Estate
3 651 Bannon Street, Suite 507
4 Sacramento, CA 95811
5 Telephone: (916) 737-4390
6 Email: Jack.Gonzalez@dre.ca.gov

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 ***

11 In the Matter of the Application of)
12 JAIDIN AVENN RON LOVE,) DRE No. H-7490 SAC
13 Respondent.) STIPULATION AND WAIVER
14)

15 I, JAIDIN AVENN RON LOVE, ("Respondent") do hereby affirm that I have applied to the
16 Department of Real Estate ("Department") for a real estate salesperson license and that, to the best
17 of my knowledge, I have satisfied all of the statutory requirements for the issuance of the license,
18 including, but not limited to, the payment of the fee therefor.

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
20 Real Estate Commissioner ("Commissioner") has found grounds that justify the denial of the
21 issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to
22 deny the issuance of an unrestricted real estate salesperson license to me pursuant to Sections
23 480(a) and 10177(b) of the Business and Professions Code (the "Code") for my conviction for
24 violating California Penal Code Section 487(a) (grand theft: money/labor/property), a
25 misdemeanor.

26 I hereby request that the Commissioner, in her discretion, issue a restricted real estate
27 salesperson license to me under the authority of Sections 10100.4 and 10156.5 of the Code. I

1 understand that any such restricted license will be issued subject to the provisions and limitations of
2 Sections 10156.6 and 10156.7 of the Code.

3 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation
4 and Waiver is accepted and signed by the Commissioner, the Commissioner will not file a
5 Statement of Issues based on the grounds herein, and I am waiving my right to a hearing and the
6 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an
7 unrestricted real estate salesperson license.

8 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and
9 restrictions imposed on my restricted license, identified below, may be removed only by filing a
10 Petition for Removal of Restrictions ("Petition") with the Commissioner and that my Petition must
11 follow the procedures set forth in Government Code Section 11522.

12 I further understand that the restricted license issued to me shall be subject to all the
13 provisions of Section 10156.7 of the Code and to the following limitations, conditions, and
14 restrictions imposed under authority of Section 10156.6 of the Code:

- 15 1. The restricted license shall not confer any property rights in the privileges to be
16 exercised including the right of renewal, and the Commissioner may by appropriate
17 order suspend the right to exercise any privileges granted under the restricted license in
18 the event of:
 - 19 a. Respondent's conviction (including a plea of nolo contendere) of a crime that
20 bears a substantial relationship to Respondent's fitness or capacity as a real estate
21 licensee; or
 - 22 b. The receipt of evidence that Respondent has violated provisions of the California
23 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or
24 conditions attaching to the restricted license.
- 25 2. Respondent shall not be eligible to petition for the issuance of an unrestricted real
26 estate license nor the removal of any of the conditions, limitations, or restrictions
27 attaching to the restricted license until three (3) years have elapsed from the date of

1 but not limited to, Government Code Sections 11504, 11506, 11508, 11509, and 11513), and
2 Respondent willingly, intelligently, and voluntarily waives those rights, including, but not limited
3 to, the right to a hearing on a Statement of Issues at which Respondent would have the right to
4 cross-examine witnesses against Respondent and to present evidence in defense and mitigation of
5 the charges.

6 Respondent shall send a hard copy of the original signed Stipulation and Waiver to Legal
7 Division, Department of Real Estate, 651 Bannon Street, Suite 500, Sacramento, CA 95811.

8 In the event of time constraints before an administrative hearing, Respondent can signify
9 acceptance and approval of the terms and conditions of this Stipulation and Waiver by emailing a
10 scanned copy of the signature page, as actually signed by Respondent, to the Department counsel
11 assigned to this case. Respondent agrees, acknowledges and understands that by electronically
12 sending the Department a scan of Respondent's actual signature as it appears on the Stipulation and
13 Waiver, that receipt of the scan by the Department shall be binding on Respondent as if the
14 Department had received the original signed Stipulation and Waiver.

15
16
17 4 February 2026
Dated

Jaidin Love
Jaidin Avenn Ron Love
Respondent

18
19 * * *

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

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

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

This Order is effective immediately.

IT IS SO ORDERED March 9, 2026.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER



By: Chika Sunquist
Real Estate Commissioner