

1 Department of Real Estate  
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3 Sacramento, CA 95818-7007

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FILED

FEB 26 2004

DEPARTMENT OF REAL ESTATE

By Laurie A. Zier

7 DEPARTMENT OF REAL ESTATE

8 STATE OF CALIFORNIA

9  
10 *In the Matter of the Application of*

11 EULA PATRICE WRIGHT,

12  
13  
14 Respondent

) No. H- 8652 SF  
)  
)  
)

) **STIPULATION AND**  
) **WAIVER**  
)  
)

15 I, EULA PATRICE WRIGHT, respondent herein, do hereby affirm that I have applied to the  
16 Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have  
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee  
18 therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent  
20 filed by the Department of Real Estate on JANUARY 29, 2004, in connection with my application for a real  
21 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this  
22 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove  
23 other allegations therein, or that he/she may in his/her discretion waive the hearing and grant me a restricted  
24 real estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the  
25 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a  
26 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I  
27 further understand that by entering into this stipulation and waiver I will be stipulating that the Real Estate

1 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the  
2 issuance to me of an unrestricted real estate salesperson license.

3 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
4 requests that the Real Estate Commissioner in his/her discretion issue a restricted real estate salesperson  
5 license to me under the authority of Section 10156.5 of the Business and Professions Code. I understand  
6 that any such restricted license will be issued subject to and be limited by Section 10153.4 of the Business  
7 and Professions Code.

8 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and the  
9 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an  
10 unrestricted real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate  
11 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to obtain a  
12 restricted or unrestricted license if this Stipulation and Waiver is not accepted by the Commissioner.

13 I further understand that the following conditions, limitations, and restrictions will attach to a  
14 restricted license issued by the Department of Real Estate pursuant hereto:

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

1       3.   With the application for license, or with the application for transfer to a new employing broker, I  
2       shall submit a statement signed by the prospective employing broker on a form approved by the  
3       Department of Real Estate wherein the employing broker shall certify as follows:

4       a.   That broker has read the Statement of Issues which is the basis for the issuance of the  
5       restricted license; and

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

9       4.   My restricted real estate salesperson license is issued subject to the requirements of Section  
10       10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18)  
11       months of the issuance of the restricted license, to submit evidence satisfactory to the  
12       Commissioner of successful completion; at an accredited institution, of two of the courses listed  
13       in Section 10153.2, other than real estate principles, advanced legal aspects of real estate,  
14       advanced real estate finance, or advanced real estate appraisal. If I fail to timely present to the  
15       Department satisfactory evidence of successful completion of the two required courses, the  
16       restricted license shall be automatically suspended effective eighteen (18) months after the date  
17       of its issuance. Said suspension shall not be lifted unless, prior to the expiration of the restricted  
18       license, I have submitted the required evidence of course completion and the Commissioner has  
19       given written notice to Respondent of the lifting of the suspension.

20       5.   Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license  
21       under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall  
22       not be entitled to the issuance of another license which is subject to Section 10153.4 until four  
23       years after the date of the issuance of the preceding restricted license.

24       Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and  
25       Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax  
26       number (916) 227-9458. Respondent agrees, acknowledges and understands that by electronically sending  
27       to the Department a fax copy of her actual signature as it appears on the Stipulation and Waiver, that receipt

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received  
2 the original signed Stipulation and Waiver.

3 1/31/04

4 Dated

Eula Patrice Wright  
EULA PATRICE WRIGHT, Respondent

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5 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by  
6 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and  
7 truthfulness of respondent need not be called and that it will not be inimical to the public interest to issue a  
8 restricted real estate salesperson license to respondent.

9 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
10 respondent EULA PATRICE WRIGHT if respondent has otherwise fulfilled all of the statutory  
11 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in  
12 the foregoing Stipulation and Waiver.

13 This Order is effective immediately.

14 IT IS SO ORDERED

February 25, 2004

16 John R. Liberator  
JOHN R. LIBERATOR  
17 ACTING REAL ESTATE COMMISSIONER

1 JAMES L. BEAVER, Counsel (SBN 60543)  
2 Department of Real Estate  
3 P. O. Box 187000  
4 Sacramento, CA 95818-7000

5 Telephone: (916) 227-0789  
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FILED  
JAN 29 2004

DEPARTMENT OF REAL ESTATE

*Lucille P. Zinn*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )  
12 EULA PATRICE WRIGHT, )  
13 Respondent. )

No. H-8652 SF

STATEMENT OF ISSUES

14  
15 The Complainant, Les R. Bettencourt, a Deputy Real  
16 Estate Commissioner of the State of California, for Statement of  
17 Issues against EULA PATRICE WRIGHT (hereinafter "Respondent"),  
18 alleges as follows:

19 I

20 Complainant, Les R. Bettencourt, a Deputy Real Estate  
21 Commissioner of the State of California, makes this Statement of  
22 Issues in his official capacity.

23 II

24 Respondent made application to the Department of Real  
25 Estate of the State of California for a real estate salesperson  
26 license on or about June 25, 2003 with the knowledge and  
27 understanding that any license issued as a result of said

1 application would be subject to the conditions of Section  
2 10153.4 of the California Business and Professions Code  
3 (hereinafter "the Code").

4 III

5 On or about November 19, 1997, in the Superior Court  
6 of the State of California, County of Alameda, Respondent was  
7 convicted of the crime of Welfare Fraud in violation of Welfare  
8 and Institutions Code Section 10980(c)(2), a felony and a crime  
9 involving moral turpitude which bears a substantial relationship  
10 under Section 2910, Title 10, California Code of Regulations  
11 (herein "the Regulations"), to the qualifications, functions or  
12 duties of a real estate licensee.

13 IV

14 Respondent's criminal conviction described in  
15 Paragraph III, above, constitutes cause for denial of  
16 Respondent's application for a real estate license under  
17 Sections 480(a) and 10177(b) of the California Business and  
18 Professions Code.

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WHEREFORE, Complainant prays that the above-entitled matter be set for hearing and, upon proof of the charges contained herein, that the Commissioner refuse to authorize the issuance of, and deny the issuance of a real estate salesperson license to Respondent, and for such other and further relief as may be proper in the premises.

Les R. Bettencourt  
LES R. BETTENCOURT  
Deputy Real Estate Commissioner

Dated at Oakland, California,  
this 23rd day of January, 2004.