

1 Department of Real Estate
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3 Sacramento, CA 95818-7007
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6

FILED
JUN 22 2007

DEPARTMENT OF REAL ESTATE

By K. Contreras

7 **DEPARTMENT OF REAL ESTATE**
8 **STATE OF CALIFORNIA**

9
10 *In the Matter of the Application of*

11 JULIO ALONSO ROMO

12
13 Respondent)
14)

) No. H- 9918 SF

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

15 It is hereby stipulated by and between JULIO ALONSO ROMO (hereinafter "Respondent") and
16 Respondent's attorney, FREDRICK M. RAY, and the Complainant, acting by and through DANIEL E.
17 KEHEW, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of
18 the Statement of Issues filed on March 2, 2007, in this matter:

19 Respondent acknowledges that Respondent has received and read the Statement of Issues and the
20 Statement to Respondent filed by the Department of Real Estate in connection with Respondent's
21 application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner
22 may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's
23 honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the
24 hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and
25 Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate
26 Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meets
27 all the requirements for issuance of a real estate salesperson license. Respondent further understands that by

1 entering into this stipulation and waiver Respondent will be stipulating that the Real Estate Commissioner
2 has found that Respondent has failed to make such a showing, thereby justifying the denial of the issuance
3 to Respondent of an unrestricted real estate salesperson license.

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

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

15 Respondent further understands that the following conditions, limitations, and restrictions will attach
16 to a restricted license issued by the Department of Real Estate pursuant hereto:

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

1 license until two years have elapsed from the date of issuance of the restricted license to
2 Respondent.

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

- 7 a. That broker has read the Statement of Issues which is the basis for the issuance of the
8 restricted license; and
9 b. That broker will carefully review all transaction documents prepared by the restricted
10 licensee and otherwise exercise close supervision over the licensee's performance of acts
11 for which a license is required.

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

24 5. Pursuant to Section 10154, if Respondent has not satisfied the requirements for an unqualified
25 license under Section 10153.4, Respondent shall not be entitled to renew the restricted license,
26 and shall not be entitled to the issuance of another license which is subject to Section 10153.4
27 until four years after the date of the issuance of the preceding restricted license.

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5/8/07

Dated

Daniel E. Kehew

DANIEL E. KEHEW, Counsel, Department of Real Estate

I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of a hearing on the Statement of Issues at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a copy of the signature page, as actually signed by respondent, to the Department at fax number (916) 227-9458. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

5/17/07

Dated

Julio Romo

JULIO ALONSO ROMO, Respondent

I have reviewed the Stipulation and Waiver as to form and content and have advised my client accordingly.

5/26/07

Dated

Fredrick M. Ray

FREDRICK M. RAY, Attorney for Respondent

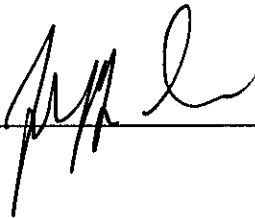
I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by Respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of Respondent need not be called and that it will not be inimical to the public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

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

This Order is effective immediately.

IT IS SO ORDERED 6-20-07

Jeff Davi
Real Estate Commissioner



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MAR - 2 2007

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 In the Matter of the Application of)
13 JULIO ALONSO ROMO,) H-9918 SF
14 Respondent.) STATEMENT OF ISSUES
15)

16 The Complainant, E. J. HABERER II, a Deputy Real Estate
17 Commissioner of the State of California, for Statement of Issues
18 against JULIO ALONSO ROMO (hereinafter "Respondent"), is informed
19 and alleges as follows:

20 I

21 Complainant, E. J. HABERER II, a Deputy Real Estate
22 Commissioner of the State of California, makes this Statement of
23 Issues against Respondent in his official capacity.

24 II

25 Respondent made application to the Department of Real
26 Estate of the State of California for a real estate salesperson
27 license on or about December 23, 2005, with the knowledge and

1 understanding that any license issued as a result of said
2 application would be subject to the conditions of Section 10153.4
3 of the Business and Professions Code (hereinafter "Code").

4 III

5 On or about March 20, 2002, in the Superior Court of
6 the State of California, County of Santa Clara, Respondent was
7 convicted of Driving On A Suspended License in violation of
8 Vehicle Code Section 12500(a), and convicted of Hit and Run in
9 violation of Vehicle Code Section 20002(a), each crime a
10 misdemeanor and a crime involving moral turpitude that bears a
11 substantial relationship under Section 2910, Title 10, California
12 Code of Regulations, to the qualifications, functions, or duties
13 of a real estate licensee.

14 IV

15 Respondent's convictions, described in Paragraph III,
16 above, constitute cause for denial of Respondent's application
17 for a real estate license under Section 10177(b) of the Code.

18 SECOND CAUSE OF ACTION

19 V

20 Respondent held a license issued by the Department of
21 Insurance of the State of California as a life agent from on or
22 about March 25, 2002, and held a license issued by the Department
23 of Insurance of the State of California as a motor club agent
24 from on or about September 26, 2002.

25 VI

26 Effective on or about January 22, 2003, in case number
27 LBB 0972-AP (AR), the Department of Insurance of the State of

1 California revoked Respondent's motor club agent license and his
2 life agent license.

3 VII

4 The license discipline described in Paragraph VI,
5 above, was taken only after Respondent received appropriate due
6 process via Office of Administrative Hearings proceeding,
7 specifically OAH Case No. N-2003060540.

8 VIII

9 The basis for the license discipline described in
10 Paragraph VI, above, was an express finding by the Department
11 of Insurance of Respondent's convictions for Driving On A
12 Suspended License and for Hit And Run, described in Paragraph
13 III, above, as well as for Respondent's failure to disclose
14 these convictions on his application for a motor club agent
15 license.

16 IX

17 The grounds for the license discipline described in
18 Paragraphs VI, VII and VIII, above, were based in whole or in
19 part on acts that, if done by a real estate licensee, would be
20 grounds for the suspension or revocation of a California real
21 estate license.

22 X

23 The facts alleged in Paragraphs V, VI, VII, VIII and
24 IX, above, constitute cause for denial of Respondent's
25 application for a real estate license under Sections 480(a)
26 and/or 10177(f) of the Business and Professions Code.

27 \\\

