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**FILED**  
MAY 21 2026  
DEPARTMENT OF REAL ESTATE  
By: J. Taggart

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of  
  
CRISTETA L. LAGAREJOS,  
  
Respondent.

No. H-11418 SF

ORDER DENYING REINSTATEMENT OF LICENSE  
BUT GRANTING RIGHT TO A RESTRICTED LICENSE

On September 24, 2012, in Case No.H-11418 SF, an Order was executed which accepted the petition for the voluntary surrender of the real estate broker license of Respondent. The Order became effective on October 17, 2012.

On September 24, 2020, Respondent petitioned for reinstatement of said real estate broker license. On October 11, 2021, a Decision was rendered denying the reinstatement of the real estate broker license of Respondent effective November 1, 2021, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on February 7, 2022, and Respondent has held a restricted license since that time.

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1                   On October 23, 2024, Respondent petitioned for reinstatement of said real estate  
2 broker license, and the Attorney General of the State of California has been given notice of the  
3 filing of said petition.

4                   The burden of proving rehabilitation rests with the petitioner (*Feinstein v. State*  
5 *Bar* (1952) 39 Cal. 2d 541). A petitioner is required to show greater proof of honesty and  
6 integrity than an applicant for first time licensure. The proof must be sufficient to overcome the  
7 prior adverse judgment on the applicant's character (*Tardiff v. State Bar* (1980) 27 Cal. 3d 395).

8                   I have considered Respondent's petition and the evidence submitted in support  
9 thereof.

10                  The Department has developed criteria in Section 2911 of Title 10, California  
11 Code of Regulations (Regulations) to assist in evaluating the rehabilitation of an applicant for  
12 reinstatement of a license. Among the criteria relevant in this proceeding are:

13                         Regulation 2911(10) Discharge of, or bona fide efforts toward discharging,  
14 adjudicated debts or monetary obligations to others.

15                  While Respondent has made a bona fide effort to repay her judgment for  
16 restitution with a monthly payment determined by the federal government, a balance of  
17 \$7,500.00 is still owed in the criminal case without an effort to repay the court fees.

18                  Respondent has failed to demonstrate to my satisfaction that Respondent has  
19 undergone sufficient rehabilitation to warrant the reinstatement of Respondent's unrestricted real  
20 estate broker license.

21                  I am satisfied, however, that it will not be against the public interest to issue a  
22 restricted real estate broker license to Respondent.

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1 A restricted real estate broker license shall be issued to Respondent pursuant to  
2 Section 10156.5 of the Business and Professions Code, if Respondent satisfies the following  
3 conditions prior to and as a condition of obtaining a restricted real estate broker license within  
4 twelve (12) months from the effective date of this Order:

5 1. Respondent shall qualify for, take and pass the real estate broker license  
6 examination.

7 2. Submittal of a completed application and payment of the fee for a real  
8 estate broker license.

9 The restricted license issued to Respondent shall be subject to all of the provisions  
10 of Section 10156.7 of the Business and Professions Code and to the following limitations,  
11 conditions and restrictions imposed under authority of Section 10156.6 of that Code:

12 A. The restricted license issued to Respondent may be suspended prior to  
13 hearing by Order of the Real Estate Commissioner in the event of Respondent's conviction or  
14 plea of nolo contendere to a crime which is substantially related to Respondent's fitness or  
15 capacity as a real estate licensee.

16 B. The restricted license issued to Respondent may be suspended prior to  
17 hearing by Order of the Real Estate Commissioner on evidence satisfactory to the  
18 Commissioner that Respondent has violated provisions of the California Real Estate Law, the  
19 Subdivided Lands Law, Regulations of the Real Estate Commissioner or conditions attaching to  
20 the restricted license.

21 C. Respondent shall not be eligible to apply for the issuance of an  
22 unrestricted real estate license nor the removal of any of the limitations, conditions or  
23 restrictions of a restricted license until two (2) years have elapsed from the date of the issuance  
24 of the restricted license to Respondent.

25 D. Respondent shall notify the Commissioner in writing within 72 hours of  
26 any arrest by sending a certified letter to the Commissioner at the Department of Real Estate, 651  
27 Bannon Street, Sacramento, CA 95811. The letter shall set forth the date of Respondent's arrest,

1 the crime for which Respondent was arrested and the name and address of the arresting law  
2 enforcement agency. Respondent's failure to timely file written notice shall constitute an  
3 independent violation of the terms of the restricted license and shall be grounds for the  
4 suspension or revocation of that license.

**JUN 10 2026**

5 This Order shall become effective at 12 o'clock noon on \_\_\_\_\_

6 IT IS SO ORDERED \_\_\_\_\_

*5/15/2026*

7 CHIKA SUNQUIST  
8 REAL ESTATE COMMISSIONER

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10 By: Marcus L. McCarther  
11 Chief Deputy Real Estate Commissioner