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DEPARTMENT OF REAL ESTATE

By 

Department of Real Estate
P.O. Box 187007
Sacramento, CA 95818-7007

Telephone: (916) 227-0789

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

<i>In the Matter of the Application of</i>	)	No. H-11442 SF
	)	
	)	STIPULATION AND WAIVER
PAMELA LAUREEN STERLING	)	
	)	
Respondent.	)	
	)	

I, PAMELA LAUREEN STERLING, Respondent herein, do hereby affirm that I have applied to the Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee therefor.

I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate on August 20, 2012, in connection with my application for a real estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other allegations therein, or that he/she may in his/her discretion waive the hearing and grant me a restricted real estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory showing that I meet

1 all the requirements for issuance of a real estate salesperson license. I further understand that by
2 entering into this stipulation and waiver I will be stipulating that the Real Estate Commissioner has
3 found that I have failed to make such a showing, thereby justifying the denial of the issuance to me
4 of an unrestricted real estate salesperson license.

5 I hereby admit that the allegations of the Statement of Issues filed against me are true and
6 correct and request that the Real Estate Commissioner in his/her discretion issue a restricted real
7 estate salesperson license to me under the authority of Section 10156.5 of the Business and
8 Professions Code.

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

15 I further understand that the following conditions, limitations, and restrictions will attach to a
16 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
18 the right of renewal, and the Real Estate Commissioner may by appropriate order suspend
19 the right to exercise any privileges granted under this restricted license in the event of:
 - 20 a. Respondent's conviction (including a plea of nolo contendere) of a crime which
21 bears a substantial relationship to Respondent's fitness or capacity as a real estate
22 licensee; or
 - 23 b. The receipt of evidence that Respondent has violated provisions of the California
24 Real Estate Law, the Subdivided Lands Law, Regulations of the Real Estate
25 Commissioner or conditions attaching to this restricted license.

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1 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the
2 removal of any of the conditions, limitations, or restrictions attaching to the restricted
3 license until four years have elapsed from the date of issuance of the restricted license to
4 Respondent.

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

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

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

14 4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by
15 sending a certified letter to the Commissioner at the Department of Real Estate, Post
16 Office Box 187000, Sacramento, CA 95818-7000. The letter shall set forth the date of
17 Respondent's arrest, the crime for which Respondent was arrested and the name and
18 address of the arresting law enforcement agency. Respondent's failure to timely file
19 written notice shall constitute an independent violation of the terms of the restricted
20 license and shall be grounds for the suspension or revocation of that license.

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

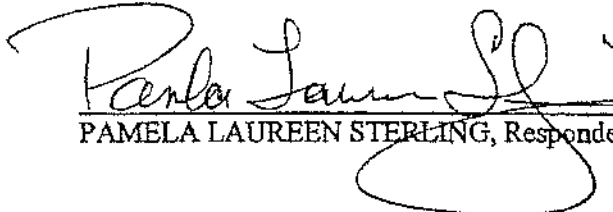
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1 the Stipulation and Waiver, that receipt of the faxed copy by the Department shall be as binding on
2 Respondent as if the Department had received the original signed Stipulation and Waiver.

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4 9/13/12
5 Dated


PAMELA LAUREEN STERLING, Respondent

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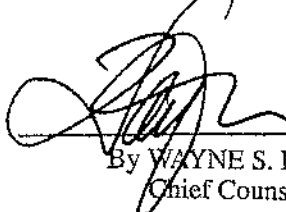
8 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver
9 signed by Respondent. I am satisfied that the hearing for the purpose of requiring further proof as
10 to the honesty and truthfulness of Respondent need not be called and that it will not be inimical to
11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

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

16 This Order is effective immediately.

17 IT IS SO ORDERED

11/9/2012
Real Estate Commissioner

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22 By WAYNE S. BELL
23 Chief Counsel
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