

OCT 14 2021

DEPARTMENT OF REAL ESTATE
By A Dew

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

<p>In the Matter of the Accusation of:</p> <p style="text-align: center;">TINA LOUISE THOMAS,</p> <p style="text-align: right;">Respondent.</p>	<p>)</p> <p>)</p> <p>)</p>	<p>DRE No. H-12496 SF</p>
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ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On March 10, 2021, an Accusation was filed in this matter against Respondent TINA LOUISE THOMAS (“Respondent”).

On September 8, 2021, Respondent petitioned the Commissioner to voluntarily surrender her real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent TINA LOUISE THOMAS’ petition for voluntary surrender of her real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent’s Declaration dated August 9, 2021, (attached as Exhibit “A” hereto).

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1 Respondent's license certificate and pocket card shall be sent to the below-listed address so that
2 they reach the Department of Real Estate on or before the effective date of this Order:

3 DEPARTMENT OF REAL ESTATE
4 Attention: Licensing Flag Section
5 P. O. Box 137013
6 Sacramento, CA 95813-7013

This Order shall become effective at 12 o'clock noon on NOV 04 2021

7 DATED: 10.11.21

8 DOUGLAS R. McCAULEY
9 REAL ESTATE COMMISSIONER

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11 *Douglas R. McCauley*
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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of:)
)
TINA LOUISE THOMAS,) No. H-12496 SF
)
Respondent.)
)

DECLARATION

On March 10, 2021, an Accusation was filed against the real estate salesperson license of Respondent TINA LOUISE THOMAS ("Respondent").

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate broker license, which is currently on restricted status, issued by the California Department of Real Estate ("DRE"), pursuant to Business and Professions Code section 10100.2.

I understand that by voluntarily surrendering my license and license rights, I may be re-licensed as a salesperson or as a broker only by petitioning for reinstatement pursuant to section 11522 of the Government Code. I also understand that by voluntarily surrendering my license and license rights, I agree to the following:

1. The filing of this Declaration shall be deemed as my petition for voluntary surrender.

1 2. It shall also be deemed to be an understanding and agreement by me that I
2 waive all rights I have to require the Commissioner to prove the allegations contained in the
3 Accusation filed in this matter at a hearing held in accordance with the provisions of the
4 Administrative Procedure Act (Government Code sections 11400 et seq.), and that I also waive
5 other rights afforded to me in connection with the hearing such as the right to discovery, the
6 right to present evidence in defense of the allegations in the Accusation, and the right to cross-
7 examine witnesses.

8 3. I further agree that upon acceptance by the Commissioner, as evidenced by
9 an appropriate order, all affidavits and all relevant evidence obtained by the DRE in this matter
10 prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed in
11 the DRE Case No. H-12496 SF may be considered by the DRE to be true and correct for the
12 purpose of deciding whether to grant re-licensure or reinstatement pursuant to Government
13 Code section 11522.

14 4. I further understand and agree that prior to and only as a condition of any
15 petition for reinstatement made pursuant to Government Code section 11522 being granted, I
16 agree to pay the Commissioner's reasonable cost of the investigation and enforcement which
17 led to the disciplinary action in DRE Case No. H-12496 SF. The amount of said costs are
18 \$502.05.

19 5. I freely and voluntarily surrender all my licenses and license rights under the
20 Real Estate Law.

21 I declare under penalty of perjury under the laws of the State of California that
22 the above is true and correct and that this declaration was executed on 9th of August
23 2021, at Oakland, California.
24 (City)

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26 

27 By: TINA LOUISE THOMAS
Respondent

