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DEPARTMENT OF REAL ESTATE

Laura B. Kim

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**DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA**

<i>In the Matter of the Application of</i>)	No. H- 29481 LA
)	
TAMIKO LEANN WILLIAMS,)	
)	STIPULATION AND
)	WAIVER
Respondent)	

I, TAMIKO LEANN WILLIAMS, 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 May 10, 2002, 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 she may in 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 all the requirements for issuance of a real estate salesperson license. I 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 request that the Real Estate Commissioner in her discretion issue a restricted real estate salesperson license
5 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any
6 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and
7 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) months
11 of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of
12 successful completion, at an accredited institution, of two of the courses listed in Section
13 10153.2, other than real estate principles, advanced legal aspects of real estate, advanced real
14 estate finance, or advanced real estate appraisal. If I fail to timely present to the Department
15 satisfactory evidence of successful completion of the two required courses, the restricted license
16 shall be automatically suspended effective eighteen (18) months after the date of its issuance.
17 Said suspension shall not be lifted unless, prior to the expiration of the restricted license, I have
18 submitted the required evidence of course completion and the Commissioner has given written
19 notice to me 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, I shall not be entitled to renew the restricted license, and shall not be
22 entitled to the issuance of another license which is subject to Section 10153.4 until four years
23 after the date of the issuance of the preceding restricted license.

24 DATED this 26 day of June, 2002.

25 
26 TAMIKO LEANN WILLIAMS, Respondent
27

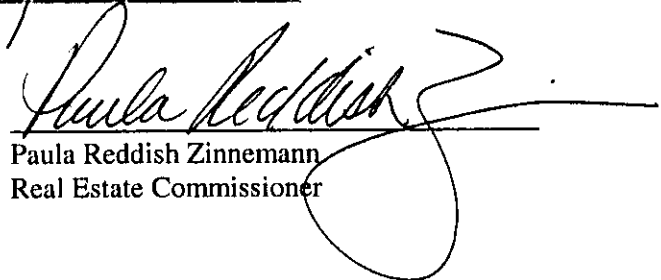
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I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
truthfulness of respondent need not be 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 TAMIKO LEANN WILLIAMS 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.

DATED this 9th day of July, 2002.


Paula Reddish Zinnemann
Real Estate Commissioner

*photo
file*

FILED
MAY 10 2002
DEPARTMENT OF REAL ESTATE

Laura B. Alon

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320 West Fourth St. #350
Los Angeles, CA 90013-1105

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(213) 576-6914

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Application of)	No. H-29481 LA
TAMIKO LEANN WILLIAMS,	<u>STATEMENT OF ISSUES</u>
Respondent.	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against TAMIKO LEANN WILLIAMS ("Respondent") alleges in her official capacity as follows:

1.

On or about December 24, 2001, pursuant to the provisions of Section 10153.3 of the Business and Professions Code, Respondent made application to the Department of Real Estate of the State of California ("Department") for a real estate salesperson license with the knowledge and understanding that any license issued as a result of said application would be subject to the conditions of Section 10153.4 of the California

1 Business and Professions Code.

2 2.

3 In response to Question 25 of said application, to wit:
4 "Have you ever been convicted of any violation of law?",
5 Respondent answered "No".

6 3.

7 On or about January 6, 1993, Respondent was convicted
8 of one count of violating Vehicle Code Section 31 (false
9 information to a police officer), a crime of moral turpitude
10 which is substantially related to the qualifications, functions
11 and duties of a real estate licensee. At the same time,
12 Respondent was also convicted of violating Vehicle Code Section
13 12500(A) (driving without a license) and Vehicle Code Section
14 22350 (driving at an unsafe speed).

15 Respondent was sentenced to three years probation, the
16 terms and conditions of which included serving two days in jail
17 and payment of fines.

18 4.

19 Respondent's failure to reveal the conviction for
20 violating Vehicle Code Section 31, set forth in Paragraph 3
21 above, constitutes an attempt to procure a real estate license by
22 misrepresentation or by making a material misstatement of fact in
23 an application for a real estate license, and is grounds for
24 denial of Respondent's application for a real estate license
25 pursuant to Business and Professions Code Sections 480(c) and
26 10177(a).

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5.

Respondent's conviction for violating Vehicle Code Section 31, as set forth in Paragraph 3, constitutes grounds for denial of Respondent's application for a real estate license pursuant to Business and Professions Code Sections 480(a) and 10177(b).

These proceedings are brought under the provisions of Section 10100, Division 4 of the Business and Professions Code of the State of California and Sections 11500 through 11528 of the Government Code.

WHEREFORE, the 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 TAMIKO LEANN WILLIAMS and for such other and further relief as may be proper under the law.

Dated at Los Angeles, California
this 9th day of May 2002.



Deputy Real Estate Commissioner

cc: Tamiko Leann Williams
Carlton R. Robinson
Sacto.
Maria Suarez
CM