

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Application of) No. H-29501 LA
)
KARYN ROCHELLE RHODES,)
)
Respondent.)

ORDER GRANTING UNRESTRICTED LICENSE

On July 8, 2002, a Decision was rendered herein denying the real estate salesperson license of Respondent, 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 July 17, 2002 and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about March 25, 2009, Respondent petitioned for removal of restrictions from said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate

1 salesperson license and that it would not be against the public interest to issue said license to
2 Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal
4 of restrictions is granted and that a real estate salesperson license be issued to Respondent, if
5 Respondent satisfies the following requirements:

6 1. Submits a completed application and pays the fee for a real estate salesperson
7
8 license within the 12 month period following the date of this Order; and

9 2. Submits proof that Respondent has completed the continuing education
10 requirements for renewal of the license sought. The continuing education courses must be
11 completed either (i) within the 12 month period preceding the filing of the completed application,
12 or (ii) within the 12 month period following the date of this Order.

13 This Order shall be effective immediately.

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15 Dated: 10/19/2010

16 JEFF DAVI
17 Real Estate Commissioner

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20 BY: Barbara J. Bigby
21 Chief Deputy Commissioner
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FILED
JUL 11 2002

DEPARTMENT OF REAL ESTATE

By 

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Application of

KARYN ROCHELLE RHODES,

Respondent

No. H- H-29501 LA

STIPULATION AND
WAIVER

I, KARYN ROCHELLE RHODES, 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 21, 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.
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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 19th day of June, 2002.

25
26 Karyn Rochelle Rhodes
27 Respondent, Karyn Rochelle Rhodes

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

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


9 This Order is effective immediately.

10 DATED this 8th day of July, 2002

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13 PAULA REDDISH ZINNEMANN
Real Estate Commissioner
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SATO

1 MARY E. WORK, Counsel
State Bar No. 175887
2 Department of Real Estate
320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982
-Direct- (213) 576-6916
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FILED
MAY 21 2002
DEPARTMENT OF REAL ESTATE
By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12 KARYN ROCHELLE RHODES,) NO. H- 29501 LA
13 Respondent.) STATEMENT OF ISSUES
14)

15 The Complainant, Maria Suarez, a Deputy Real Estate
16 Commissioner of the State of California, for Statement of Issues
17 against KARYN ROCHELLE RHODES (hereinafter "Respondent") is
18 informed and alleges in her official capacity as follows:

19 I

20 On or about May 29, 2001, Respondent applied to the
21 Department of Real Estate of the State of California for a real
22 estate salesperson license with the knowledge and understanding
23 that any license issued as a result would be subject to the
24 conditions of Section 10153.4 of the Business and Professions
25 Code.

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1 II

2 In response to Question 25 of said application, to wit:
3 "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW? (You may
4 omit convictions for drunk driving, reckless driving, and minor
5 traffic citations which do not constitute a misdemeanor or felony
6 offense)," Respondent answered "No" and failed to disclose the
7 conviction set forth below in Paragraph III.

8 III

9 On or about April 28, 1987 in the Municipal Court of
10 Glendale, County of Los Angeles, State of California, in Case no.
11 87M02531, Respondent, upon her plea of nolo contendere, was
12 convicted of violating Penal Code Section 487(1) (grand theft:
13 property), a misdemeanor crime which by its facts and
14 circumstances involves moral turpitude and is substantially
15 related under Section 2910, Title 10, Chapter 6, California Code
16 of Regulations to the qualifications, functions or duties of a
17 real estate licensee.

18 IV

19 Respondent's failure to disclose the conviction set
20 forth in Paragraph III, above, in said application, constitutes
21 the procurement of a real estate license by misrepresentation,
22 fraud or deceit or by making a material misstatement of fact in
23 said application which is cause for denial of issuance of a
24 license to an applicant under Sections 475(a)(1), 480(c) and
25 10177(a) of the California Business and Professions Code.

26 V

27 Further, the crime of which Respondent was convicted,

1 as described above in Paragraph III, constitutes cause for
2 denial of her application for a real estate license under
3 Sections 475(a)(2), 480(a)(1) and 10177(b) of the California
4 Business and Professions Code.

5 The Statement of Issues is brought under the
6 provisions of Section 10100, Division 4 of the Business and
7 Professions Code of the State of California and Sections 11500
8 through 11528 of the Government Code.

9
10 WHEREFORE, the Complainant prays that the above-
11 entitled matter be set for hearing and, upon proof of the
12 charges contained herein, that the Commissioner refuse to
13 authorize the issuance of, and deny the issuance of a real
14 estate license to Respondent, KARYN ROCHELLE RHODES, and for
15 such other and further relief as may be proper in the premises.

16 Dated at Los Angeles, California
17 this 16th day of May, 2002.

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19 
20 DEPUTY REAL ESTATE COMMISSIONER
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25 cc: Karyn Rochelle Rhodes
26 Rashid Abdul Hakim
27 Janice Waddell
✓ SACTO
RJ
Maria Suarez