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DEPARTMENT OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )	NO. H-30446 LA
NASRIN HANASSAB,	)
	)
Respondent.	)
_____	)

ORDER GRANTING UNRESTRICTED LICENSE

On November 18, 2003, a Decision was rendered herein, denying Respondent's application for a real estate salesperson license, 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 January 2, 2004. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

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1                   On December 9, 2005, Respondent petitioned for the  
2 removal of restrictions attaching to Respondent's real estate  
3 salesperson license.  
4

5                   I have considered the petition of Respondent and  
6 the evidence submitted in support thereof. Respondent has  
7 demonstrated to my satisfaction that Respondent meets the  
8 requirements of law for the issuance to Respondent of an  
9 unrestricted real estate salesperson license and that it  
10 would not be against the public interest to issue said  
11 license to Respondent.

12                   NOW, THEREFORE, IT IS ORDERED that Respondent's  
13 petition for removal of restrictions is granted and that  
14 a real estate salesperson license be issued to Respondent if  
15 Respondent satisfies the following conditions within nine (9)  
16 months from the date of this Order:

17                   1. Submittal of a completed application and payment  
18 of the fee for a real estate salesperson license.

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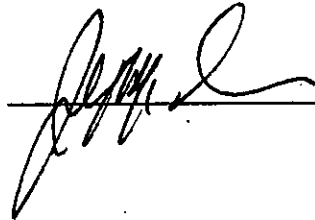
1                   2. Submittal of evidence of having since the most  
2 recent issuance of an original or renewal real estate license,  
3 taken and successfully completed the continuing education  
4 requirements of Article 2.5 of Chapter 3 of the Real Estate  
5 Law for renewal of a real estate license.  
6

7                   This Order shall be effective immediately.

8                   Dated: \_\_\_\_\_

11-20-06

9                   JEFF DAVI  
10                   Real Estate Commissioner

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25 cc: Nasrin Hanassab  
26       19821 Henshaw Street  
27       Woodland Hills, CA 91364

**FILED**  
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DEPARTMENT OF REAL ESTATE

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**DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA**

*In the Matter of the Application of*

NASRIN HANASSAB,

Respondent

)  
) No. H- 30446 LA  
)  
)  
) **STIPULATION AND**  
) **WAIVER**  
)  
)

I, NASRIN HANASSAB, 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 November 5, 2003, 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 Commissioner has found that I have failed to make such a showing, thereby justifying the denial of the issuance to me of an unrestricted real estate salesperson license.

1 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
2 request that the Real Estate Commissioner in her discretion issue a restricted real estate salesperson license  
3 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any  
4 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and  
5 Professions Code.

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

11 I further understand that the following conditions, limitations, and restrictions will attach to a  
12 restricted license issued by the Department of Real Estate pursuant hereto:


- 13 1. The license shall not confer any property right in the privileges to be exercised including the  
14 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right  
15 to exercise any privileges granted under this restricted license in the event of:
  - 16 a. The conviction of respondent (including a plea of nolo contendere) to a crime which bears a  
17 substantial relationship to respondent's fitness or capacity as a real estate licensee; or
  - 18 b. The receipt of evidence that respondent has violated provisions of the California Real  
19 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or  
20 conditions attaching to this restricted license.
- 21 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
22 removal of any of the conditions, limitations or restrictions attaching to the restricted license  
23 until two years have elapsed from the date of issuance of the restricted license to respondent.
- 24 3. With the application for license, or with the application for transfer to a new employing broker, I  
25 shall submit a statement signed by the prospective employing broker on a form approved by the  
26 Department of Real Estate wherein the employing broker shall certify as follows:

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- a. That broker has read the Statement of Issues which is the basis for the issuance of the restricted license; and
- b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

- 4. My restricted real estate salesperson license is issued subject to the requirements of Section 10153.4 of the Business and Professions Code, to wit: I am required, within eighteen (18) months of the issuance of the restricted license, to submit evidence satisfactory to the Commissioner of successful completion, at an accredited institution, of two of the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of real estate, advanced real estate finance, or advanced real estate appraisal. If I fail to timely present to the Department satisfactory evidence of successful completion of the two required courses, the restricted license shall be automatically suspended effective eighteen (18) months after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of the restricted license, I have submitted the required evidence of course completion and the Commissioner has given written notice to me of the lifting of the suspension.
- 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license under Section 10153.4, I shall not be entitled to renew the restricted license, and shall not be entitled to the issuance of another license which is subject to Section 10153.4 until four years after the date of the issuance of the preceding restricted license.

DATED this 6 day of November, 2003

  
 \_\_\_\_\_  
 NASRIN HANASSAB, Respondent

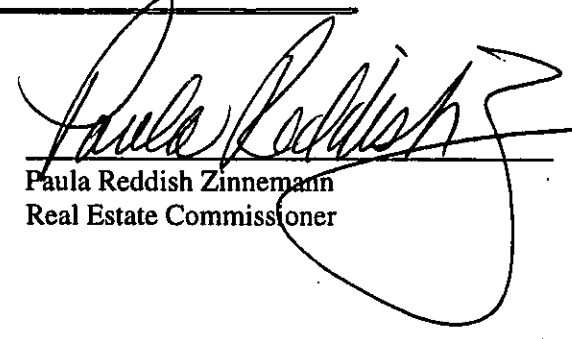
I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be called and that it will not be inimical to the public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

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Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
respondent NASRIN HANASSAB 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.

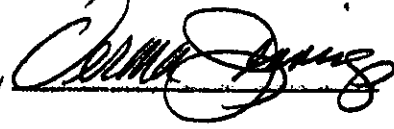
DATED this 18<sup>th</sup> day of November, 2023.



Paula Reddish Zinnemann  
Real Estate Commissioner

5/10/03

1 JAMES R. PEEL, Counsel (SBN 47055)  
2 Department of Real Estate  
3 320 West Fourth Street, Ste. 350  
4 Los Angeles, California 90013-1105  
5 Telephone: (213) 576-6982  
6 -or- (213) 576-6913 (Direct)  
7

FILED  
NOV - 5 2003  
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 ) No. H-30446 LA  
12 NASRIN HANASSAB, )  
13 Respondent. )  
14 STATEMENT OF ISSUES

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

20 I

21 On or about April 24, 2003, Respondent applied to the  
22 Department of Real Estate of the State of California for a real  
23 estate salesperson license with the knowledge and understanding  
24 that any license issued as a result of that application would be  
25 subject to the conditions of Section 10153.4 of the Business and  
26 Professions Code.

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II

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

III

On or about October 18, 1991, in the Municipal Court, County of Los Angeles, State of California, Respondent was convicted of violating Penal Code Section 484 (petty theft).

IV

On or about November 12, 1991, in the Municipal Court of California, County of Los Angeles, Respondent was convicted of violating Penal Code Section 484 (petty theft).

V

The matters alleged in Paragraphs III and IV involve moral turpitude and are substantially related to the qualifications, functions or duties of a real estate licensee.

VI

Respondent's convictions in the matters referred to in Paragraphs III and IV are cause under Sections 480(a)(1) and 10177(b) of the Business and Professions Code for denying Respondent's application for a real estate license.

VII

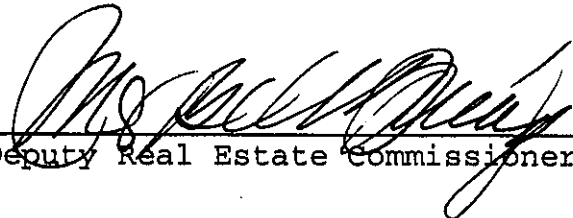
Respondent's failure to reveal the matters set forth in Paragraphs III and IV in said application constitutes the attempted procurement of a real estate license by fraud, misrepresentation or deceit, or by making a material misstatement

1 of fact in said application, or by knowingly making a false  
2 statement of fact required to be revealed in said application,  
3 which failure is cause for denying Respondent's application for a  
4 real estate license under Sections 480(c) and 10177(a) of the  
5 Business and Professions Code of the State of California.

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

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

17 Dated at Los Angeles, California,  
18 this 29th day of October, 2003.

19  
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21   
22 Deputy Real Estate Commissioner

23  
24  
25 cc: Nasrin Hanassab  
26 Maria Suarez  
27 Sacto.  
TF

JRP:jrp