

Handwritten initials/signature in top left corner.

FILED
OCT - 4 2007
DEPARTMENT OF REAL ESTATE

K. Hiedelholz

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	NO. H-31419 LA
JENNIFER LOUISE ALLEN,)	
Respondent.)	

ORDER GRANTING UNRESTRICTED LICENSE

On January 4, 2005, a Decision was rendered herein denying the Respondent's application for a real estate 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 22, 2005. Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On January 10, 2007, Respondent petitioned for the removal of restrictions attaching to her real estate salesperson license.

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

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

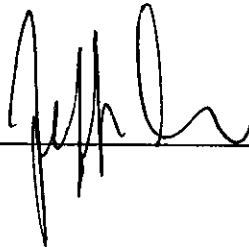
15 1. Submittal of a completed application and payment
16 of the fee for a real estate salesperson license.

17 2. Submittal of evidence of having, since January 22,
18 2005, taken and successfully completed the continuing education
19 requirements of Article 2.5 of Chapter 3 of the Real Estate
20 Law for renewal of a real estate license.
21

22 This Order shall be effective immediately.

23 Dated: _____ 9-28-07 .

24 JEFF DAVI
25 Real Estate Commissioner

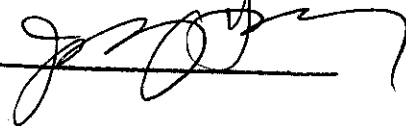
26 
27 _____

500.0
12/05

SHANNON M. CHAMBERS, Counsel (SBN 212459)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6916

FILED
JAN - 7 2005
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	NO. H-31419 LA
)	L-2004110587
JENNIFER LOUISE ALLEN)	
)	STIPULATION AND
)	WAIVER
Respondent.)	
)	

It is hereby stipulated between JENNIFER LOUISE ALLEN hereinafter "Respondent") and Respondent's attorney, MERELE DAVID CHAPMAN, and the Complainant, acting by and through SHANNON M. CHAMBERS, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on October 28, 2004 in this matter:

Respondent acknowledges that Respondent has received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate in connection with Respondent's application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner may

1 hold a hearing on this Statement of Issues for the purpose of
2 requiring further proof of Respondent's honesty and truthfulness
3 and to prove other allegations therein, or that he may in his
4 discretion waive the hearing and grant Respondent a restricted
5 real estate salesperson license based upon this Stipulation and
6 Waiver. Respondent also understands that by filing the
7 Statement of Issues in this matter the Real Estate Commissioner
8 is shifting the burden to Respondent to make a satisfactory
9 showing that Respondent meets all of the requirements for
10 issuance of a real estate salesperson license. Respondent
11 further understands that by entering into this stipulation and
12 waiver, Respondent will be stipulating that the Real Estate
13 Commissioner has found that the Respondent has failed to make
14 such a showing, thereby justifying the denial of the issuance to
15 Respondent of an unrestricted real estate salesperson license.
16

17 Respondent hereby admits the allegations of the
18 Statement of Issues filed against Respondent are true and
19 correct and requests that the Real Estate Commissioner in his
20 discretion issue a restricted real estate salesperson license to
21 Respondent under the authority of Section 10156.5 of the
22 Business and Professions Code.

23 Respondent is aware that by signing this Stipulation
24 and Waiver, Respondent is waiving Respondent's right to a
25 hearing and the opportunity to present evidence at the hearing
26 to establish Respondent's rehabilitation in order to obtain an
27 unrestricted real estate salesperson license if this Stipulation

1 and Waiver is accepted by the Real Estate Commissioner.

2 However, Respondent is not waiving Respondent's right to a
3 hearing and to further proceedings to obtain a restricted or
4 unrestricted license if this Stipulation and Waiver is not
5 accepted by the Commissioner.

6 Respondent further understands that the following
7 terms, conditions, limitations, and restrictions will attach to
8 a restricted license issued by the Department of Real Estate
9 pursuant hereto:

10
11 1. The license shall not confer any property right in the
12 privileges to be exercised including the right of
13 renewal, and the Real Estate Commissioner may by
14 appropriate order suspend the right to exercise any
15 privileges granted under this restricted license in
16 the event of:

17
18 a. The conviction of Respondent (including a plea of
19 nolo contendere) to a crime which bears a
20 substantial relationship to Respondent's fitness
21 or capacity as a real estate licensee; or

22 b. The receipt of evidence that Respondent has
23 violated provisions of the California Real Estate
24 Law, the Subdivided Lands Law, Regulations of the
25 Real Estate Commissioner or conditions attaching
26 to this restricted license.
27

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

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

13 a. That broker has read the Statement of Issues
14 which is the basis for issuance of the
15 restricted license; and

16 b. That broker will carefully review all
17 transaction documents prepared by the
18 restricted licensee and otherwise exercise
19 close supervision over the licensee's
20 performance of acts for which the license is
21 required.
22 required.

23 4. During the term of any restricted license, Respondent
24 shall submit to the Department of Real Estate as of
25 the last day of each March, June, September, and
26 December, proof satisfactory to the Real Estate
27 Commissioner of Respondent's ongoing participation in

1 a recognized drug and alcohol diversion program. Said
2 proof shall be submitted to the Crisis Response Team
3 Manager of the Los Angeles Office of the Department of
4 Real Estate and shall be verified as true and accurate
5 by Respondent under penalty of perjury.

6
7 12-16-04
8 Dated


9 SHANNON M. CHAMBERS, Counsel
10 Department of Real Estate

11 * * *

12 I have read the Stipulation and Waiver, have discussed
13 it with my counsel, and its terms are understood by me and are
14 agreeable and acceptable to me. I understand that I am waiving
15 rights given to me by the California Administrative Procedure
16 Act (including but not limited to Sections 11506, 11508, 11509,
17 and 11513 of the Government Code), and I willingly,
18 intelligently, and voluntarily waive those rights, including the
19 right of a hearing on the Statement of Issues at which I would
20 have the right to cross-examine witnesses against me and to
21 present evidence in defense and mitigation of the charges.

22 Respondent can signify acceptance and approval of the
23 terms and conditions of this Stipulation and Waiver by faxing a
24 copy of the signature page, as actually signed by the
25 Respondent, to the Department at fax number (213) 576-6917.
26 Respondent agrees, acknowledges and understands that by
27 electronically sending to the Department a fax copy of her

DEC-13-04 MON 10:32 AM

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

5 12/13/04
 Dated

JENNIFER LOUISE ALLEN, Respondent

6 12/13/2004
 Dated

MERLE DUANE CHAPMAN,
 Attorney for Respondent
 Approved as to Form and Content

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

17 Therefore, IT IS HEREBY ORDERED that a restricted real
 18 estate salesperson license be issued to Respondent, if
 19 Respondent has otherwise fulfilled all of the statutory
 20 requirements for licensure. The restricted license shall be
 21 limited, conditioned, and restricted as specified in the
 22 foregoing Stipulation and Waiver.

23 This Order is effective immediately.

24 IT IS SO ORDERED 1-4-05

25 JEFF DAVIS
 26 Real Estate Commissioner
 27

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

5 _____
Dated

_____ JENNIFER LOUISE ALLEN, Respondent

6
7 _____
Dated

_____ MERELE DUANE CHAPMAN,
Attorney for Respondent
Approved as to Form and Content

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

17 Therefore, IT IS HEREBY ORDERED that a restricted real
18 estate salesperson license be issued to Respondent, if
19 Respondent has otherwise fulfilled all of the statutory
20 requirements for licensure. The restricted license shall be
21 limited, conditioned, and restricted as specified in the
22 foregoing Stipulation and Waiver.

23 This Order is effective immediately.

24 IT IS SO ORDERED _____
25

26
27 _____
JEFF DAVI
Real Estate Commissioner


58070

SHANNON M. CHAMBERS, Counsel (SBN 212459)

Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6916

FILED
OCT 28 2004
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	NO. H- 31419 LA
)	
JENNIFER LOUISE ALLEN,)	
)	<u>STATEMENT OF ISSUES</u>
)	
Respondent.)	
)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against JENNIFER LOUISIE ALLEN, ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues against Respondent in her official capacity.

///

///

///

2.

1 Respondent made application to the Department of Real
2 Estate of the State of California for a real estate salesperson
3 license on or about July 12, 2004.
4

3.

6 (CRIMINAL CONVICTIONS)

7 On or around September 21, 1998, in the Municipal
8 Court of South Bay Judicial District, South Bay Division, County
9 of Los Angeles, State of California, in Case No. 8SB06073,
10 Respondent, JENNIFER LOUISE ALLEN, was convicted of violating
11 California Vehicle Code Section 23152(B) (.08% More Weight of
12 Alcohol While Driving Vehicle). This is a crime involving moral
13 turpitude which bears a substantial relationship under Title 10,
14 Chapter 6, Section 2910, California Code of Regulations, to the
15 qualifications, functions or duties of a real estate licensee.
16

4.

17 On or around, October 15, 2002, in the Superior Court
18 of California, Metro Branch Division, County of Los Angeles,
19 State of California, in Case No. 2MT07750, Respondent, JENNIFER
20 LOUISE ALLEN, was convicted of violating California Vehicle Code
21 Section 23152(B) (.08% More Weight of Alcohol While Driving
22 Vehicle). This is a crime involving moral turpitude which bears
23 a substantial relationship under Title 10, Chapter 6, Section
24 2910, California Code of Regulations, to the qualifications,
25 functions or duties of a real estate licensee.
26

27 ///

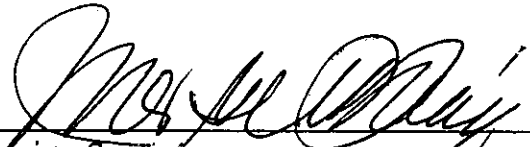
The crimes of which Respondent was convicted as alleged herein above in Paragraphs 3, and 4, constitutes cause for denial of Respondent's application for a real estate license under Code Sections 475(a)(2); 480 (a)(1) and or 10177(b).

The Statement of Issues is brought under the provisions of Section 10100, Division 4 of the Business and Professions Code of the State of California and Sections 11500 and 11529 of the Government Code.

WHEREFORE, 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, JENNIFER LOUISE ALLEN, and for such other and further relief as may be proper under other provisions of law.

Dated at Los Angeles, California

this 27th day of October, 2004.



Maria Suarez
Deputy Real Estate Commissioner

Cc: JENNIFER LOUISE ALLEN
Maria Suarez
Sacto.
LF