

1 Department of Real Estate  
2 320 W. 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105  
4 Telephone: (213) 576-6982

**FILED**  
JUN 20 2005  
DEPARTMENT OF REAL ESTATE

By *R. Mederholt*

7 **DEPARTMENT OF REAL ESTATE**  
8 **STATE OF CALIFORNIA**

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10 *In the Matter of the Application of* )  
11 ) No. H- 31642 LA  
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15 I, JEFFREY CHRISTOPHER CHANEY, respondent herein, do hereby affirm that I have applied to  
16 the Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I  
17 have satisfied all of the statutory requirements for the issuance of the license, including the payment of the  
18 fee therefor.

19 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent  
20 filed by the Department of Real Estate on January 31, 2005, in connection with my application for a real  
21 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this  
22 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove  
23 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real  
24 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the  
25 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a  
26 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I  
27 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 requests that the Real Estate Commissioner in his 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 Respondent 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, Respondent shall not be entitled to renew the restricted license, and shall  
22        not be entitled to the issuance of another license which is subject to Section 10153.4 until four  
23        years after the date of the issuance of the preceding restricted license.

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

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received  
 2 the original signed Stipulation and Waiver.

3 5/25/05  
 4 Dated

*[Signature]*  
 JEFFREY CHRISTOPHER CHANEY, Respondent

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

9 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
 10 respondent JEFFREY CHRISTOPHER CHANEY if respondent has otherwise fulfilled all of the statutory  
 11 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in  
 12 the foregoing Stipulation and Waiver.

13 This Order is effective immediately.

14 IT IS SO ORDERED \_\_\_\_\_

15 \_\_\_\_\_  
 16 Jeff Davi  
 17 Real Estate Commissioner

1 of the faxed copy by the Department shall be as binding on respondent as if the Department had received  
2 the original signed Stipulation and Waiver.

3 \_\_\_\_\_  
4 Dated JEFFREY CHRISTOPHER CHANEY, Respondent

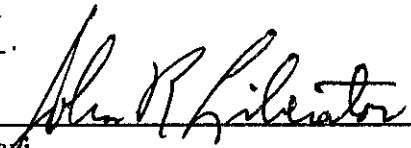
5 \* \* \*

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10 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
11 respondent JEFFREY CHRISTOPHER CHANEY if respondent has otherwise fulfilled all of the statutory  
12 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in  
13 the foregoing Stipulation and Waiver.

14 This Order is effective immediately.

15 IT IS SO ORDERED June 13, 2005.

16   
17 Jeff Day  
18 Real Estate Commissioner

19 BY: John R. Liberator  
20 Chief Deputy Commissioner

*Handwritten initials/signature*

**FILED**  
JAN 31 2005  
DEPARTMENT OF REAL ESTATE

1 ELLIOTT MAC LENNAN, SBN 66674  
Department of Real Estate  
2 320 West 4th Street, Ste. 350  
Los Angeles, California 90013-1105  
3  
4 Telephone: (213) 576-6911 (direct)  
-or- (213) 576-6982 (office)

By *K. Smedley*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of ) No. H-31642 LA  
12 JEFFREY CHRISTOPHER CHANEY ) STATEMENT OF ISSUES  
13 Respondent. )  
14 )

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

19 1.

20 Respondent made application to the Department of Real  
21 Estate of the State of California for a real estate salesperson  
22 license on or about March 3, 2004, with the knowledge and  
23 understanding that any license issued as a result of said  
24 application would be subject to the conditions of Business and  
25 Professions Code ("Code") Section 10153.4.

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2.

1  
2 On September 30, 2002, in the Superior Court of  
3 California, County of Los Angeles, in Case No. 2SB06738,  
4 respondent was convicted of violating Penal Code Section 242  
5 (battery), a misdemeanor, which by its facts and circumstances,  
6 involves moral turpitude, and is substantially related under  
7 Section 2910, Chapter 6, Title 10 of the California Code of  
8 Regulations, to the qualifications, functions or duties of a real  
9 estate licensee.

10  
11 3.

12 This crime constitutes cause for denial of respondent's  
13 application for a real estate license under Sections 480(a) and  
14 10177(b) of the California Business and Professions Code.

15  
16 These proceedings are brought under the provisions of  
17 Section 10100, Division 4 of the California Business and  
18 Professions Code and Sections 11500 through 11529 of the  
19 California Government Code.

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1                   WHEREFORE, the Complainant prays that above-entitled  
2 matter be set for hearing and, upon proof of the charges  
3 contained herein, that the Commissioner refuse to authorize the  
4 issuance of, and deny the issuance of, a real estate salesperson  
5 license to Respondent JEFFREY CHRISTOPHER CHANEY and for such  
6 other and further relief as may be proper in the premises.

7 Dated at Los Angeles, California

8 this 24th day of January, 2015.

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12 Deputy Real Estate Commissioner  
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23 cc: Jeffrey Christopher Chaney  
24       Rockland Mortgage Corporation/Robert Geoffrey Freedman  
25       Maria Suarez  
26       Sacto  
27       RGD



*Auto  
file*

**FILED**  
JAN 31 2005  
DEPARTMENT OF REAL ESTATE

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Department of Real Estate  
2 320 West 4th Street, Ste. 350  
Los Angeles, California 90013-1105  
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4 Telephone: (213) 576-6911 (direct)  
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By *K. Medeiros*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

11	In the Matter of the Application of	)	No. H-31642 LA
12	JEFFREY CHRISTOPHER CHANEY	)	<u>STATEMENT OF ISSUES</u>
13	Respondent.	)	

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16 Commissioner of the State of California, for Statement of Issues  
17 against JEFFREY CHRISTOPHER CHANEY, (Respondent) is informed and  
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4 issuance of, and deny the issuance of, a real estate salesperson  
5 license to Respondent JEFFREY CHRISTOPHER CHANEY and for such  
6 other and further relief as may be proper in the premises.

7 Dated at Los Angeles, California

8 this *24th day of January, 2015*

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12 Deputy Real Estate Commissioner  
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24 cc: Jeffrey Christopher Chaney  
25       Rockland Mortgage Corporation/Robert Geoffrey Freedman  
26       Maria Suarez  
27       Sacto  
       RGD