

1 Department of Real Estate
320 W. 4th Street, Suite 350
2 Los Angeles, CA 90013-1105

3 Telephone: (213) 576-6982

FILED

AUG - 2 2006

DEPARTMENT OF REAL ESTATE
BY: Jana B. Dow

7 **DEPARTMENT OF REAL ESTATE**

8 **STATE OF CALIFORNIA**

10 *In the Matter of the Application of*

11 RENI NEVELS,

14 Respondent

) No. H- 32990 LA

) **STIPULATION AND**
) **WAIVER**

15 I, RENI NEVELS, respondent herein, do hereby affirm that I have applied to the Department of Real
16 Estate for a real estate salesperson license and that to the best of my knowledge I have satisfied all of the
17 statutory requirements for the issuance of the license, including the payment of the fee therefor.

18 I acknowledge that I have received and read the Statement of Issues and the Statement to Respondent
19 filed by the Department of Real Estate on June 21, 2006, in connection with my application for a real estate
20 salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this Statement of
21 Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other
22 allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate
23 salesperson license based upon this Stipulation and Waiver. I also understand that by filing the Statement of
24 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory
25 showing that I meet all the requirements for issuance of a real estate salesperson license. I further
26 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 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.

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.

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

7/9/06

Dated



RENI NEVELS, Respondent

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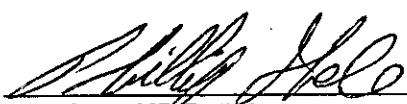
I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of respondent need not be called and that it will not be inimical to the public 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 RENI NEVELS 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.

IT IS SO ORDERED July 19, 2005.

Jeff Davi
Real Estate Commissioner



PHILLIP HYDE
Regional Manager

Sachs

KELVIN K. LEE, Counsel (SBN 152867)
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320 West 4th Street, Suite 350
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Telephone: (213) 576-6982
(Direct) (213) 576-6905

FILED
JUN 21 2006
DEPARTMENT OF REAL ESTATE

Jana B. Oina

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	No. H-32990 LA
RENI NEVELS,) <u>STATEMENT OF ISSUES</u>
Respondent.)

The Complainant, Janice Waddell, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against RENI NEVELS ("Respondent"), is informed and alleges as follows:

I

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

II

Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about July 19, 2005.

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CRIMINAL CONVICTION

III

On or about November 4, 1987, in the Superior Court of California, County of Los Angeles, Compton Division, Respondent was convicted of violating the California Penal Code Section 12025(A), (Carrying a Concealed Weapon in a Vehicle). This crime involves moral turpitude and bears a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of Regulations to the qualifications, functions or duties of a real estate licensee.

IV

The crime for which Respondent was convicted, as described in Paragraph III , above, constitutes cause for the denial of Respondent's application for a real estate license under Code Sections 475(a), 480(a) and/or 10177(b).

FAILURE TO DISCLOSE CONVICTION

V

In response to Question 25 of his license application, to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW? CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE". Respondent answered "No", and failed to disclose the conviction described in Paragraph III, above.

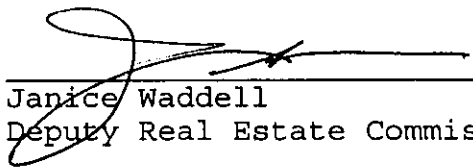
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1 WHEREFORE, Complainant prays that the above entitled
2 matter be set for hearing and, upon proof of the charges
3 contained herein, that the Commissioner refuse to authorize the
4 issuance of, and deny the issuance of, a real estate salesperson
5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

7 Dated at Los Angeles, California

8 this 15 day of June, 2006.

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10 
11 Janice Waddell
12 Deputy Real Estate Commissioner

13 cc: RENI NEVELS
14 Troystar Investments Inc./James M. LaPeter
15 Janice Waddell
16 Sacto.
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