

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

4 Telephone: (213) 576-6982

FILED

NOV 27 2006

DEPARTMENT OF REAL ESTATE
BY: Laura B. Veen

7 **DEPARTMENT OF REAL ESTATE**

8 **STATE OF CALIFORNIA**

9
10 *In the Matter of the Application of*

11 JEFFREY MICHEL REINER,

12
13 Respondent
14

) No. H- 33116 LA

) L-2006090561

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

15 I, JEFFREY MICHEL REINER, respondent herein, do hereby affirm that I have applied to the
16 Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee
18 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 August 3, 2006, 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 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. 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.
26
27

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 a course in real estate practices and one of
13 the courses listed in Section 10153.2, other than real estate principles, advanced legal aspects of
14 real estate, advanced real estate finance, or advanced real estate appraisal. If I fail to timely
15 present to the Department satisfactory evidence of successful completion of the two required
16 courses, the restricted license shall be automatically suspended effective eighteen (18) months
17 after the date of its issuance. Said suspension shall not be lifted unless, prior to the expiration of
18 the restricted license, I have submitted the required evidence of course completion and the
19 Commissioner has given written 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 10-18-06

4 Dated

JEFFREY MICHEL REINER, Respondent

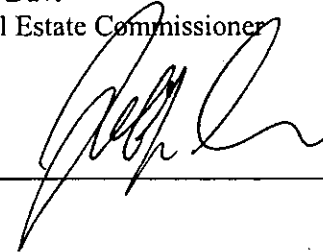
5 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
6 respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
7 truthfulness of respondent need not be called and that it will not be inimical to the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

16 Jeff Davi
17 Real Estate Commissioner

18 
19
20
21
22
23
24
25
26
27

facto

KELVIN K. LEE, Counsel (SBN 152867)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6905

FILED

AUG - 3 2006

DEPARTMENT OF REAL ESTATE

BY: Jana B. Jones

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Application of)	No. H-33116 LA
JEFFREY MICHEL REINER,)	
Respondent.)	<u>STATEMENT OF ISSUES</u>

The Complainant, J. Chris Graves, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against JEFFREY MICHEL REINER, ("Respondent"), is informed and alleges as follows:

1.

The Complainant, J. Chris Graves, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues against Respondent in his official capacity.

2.

Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about July 18, 2005, with the knowledge and understanding that any license issued as a result of said

1 application would be subject to the conditions of Business and
2 Professions Code ("Code") Section 10153.4.

3 CRIMINAL CONVICTIONS

4 3.

5 On or about October 9, 1997 in the Superior Court of
6 California, County of San Bernardino, in Case No. TWV21673,
7 Respondent was convicted of one (1) count of violating Section
8 23103 of the California Vehicle Code, (Reckless Driving). This
9 crime involves moral turpitude, and bears a substantial
10 relationship under Section 2910, Title 10, Chapter 6, California
11 Code of Regulations to the qualifications, functions or duties
12 of a real estate licensee.

13 4.

14 On or about January 31, 1994, in the Municipal Court
15 of California, County of Los Angeles, Torrance District in Case
16 No. 93M11681, Respondent was convicted of one (1) count of
17 violating Section 23103 of the California Vehicle Code,
18 (Reckless Driving). This crime involves moral turpitude, and
19 bears a substantial relationship under Section 2910, Title 10,
20 Chapter 6, California Code of Regulations to the qualifications,
21 functions or duties of a real estate licensee.

22 5.

23 On or about February 10, 1992, in the Municipal Court
24 of California, County of Los Angeles, Torrance District in Case
25 No. 92M00419, Respondent was convicted of one (1) count of
26 violating Section 23152(a) of the California Vehicle Code,
27

(Driving Under the Influence of Drugs and/or Alcohol). 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.

6.

On or about October 9, 1990, in the Municipal Court of California, County of Los Angeles, South Bay District in Case No. 90M07624, Respondent was convicted of one (1) count of violating Section 459 of the California Penal Code, (Burglary). 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.

7.

On or about April 2, 1990, in the Municipal Court of California, County of Los Angeles, Torrance District in Case No. 90M02077, Respondent was convicted of one (1) count of violating Section 23152(b) of the California Vehicle Code, (Driving With a Blood Alcohol Level of 0.08 Percent or Higher). This conviction 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.

///

///

8.

The crimes of which Respondent was convicted, as described in Paragraphs 3 through 7, above, constitute 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).

9.

(FAILURE TO REVEAL CONVICTION)

In response to Question 25 on the respondent's July 18, 2005 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 "Yes", but failed to reveal the conviction described above in Paragraph 7.

10.

Respondent's failure to reveal the conviction set forth herein in Paragraph 7 in his license application, constitutes the attempt to procure a real estate license by fraud, misrepresentation, or deceit, or by making a material misstatement of fact, or knowingly making a false statement of material fact required to be revealed in said application, which is grounds for denial of the issuance of a license under Business and Professions Code Sections 475(a)(1), 480(c), and/or 10177(a).

///

///

1 misstatement of fact, or knowingly making a false statement of
2 material fact required to be revealed in said application, which
3 is grounds for denial of the issuance of a license under
4 Business and Professions Code Sections 475(a)(1), 480(c), and/or
5 10177(a).

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

10 WHEREFORE, Complainant prays that the above entitled
11 matter be set for hearing and, upon proof of the charges
12 contained herein, that the Commissioner refuse to authorize the
13 issuance of, and deny the issuance of, a real estate salesperson
14 license to Respondent, JEFFREY MICHEL REINER, and for such other
15 and further relief as may be proper under other provisions of
16 law.

17 Dated at San Diego, California
18 this 28th day of July, 2006.

19
20
21 J. Chris Graves
22 J. Chris Graves
23 Deputy Real Estate Commissioner
24

25 cc: Jeffrey Michel Reiner
26 J. Chris Graves
27 Sacto.