

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

**FILED**  
SEP 28 2006  
DEPARTMENT OF REAL ESTATE  
*[Handwritten signature]*

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

10 *In the Matter of the Application of*

11 LORENA LARA,

13 Respondent

) No. H- 33186 LA  
)  
)  
)

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

15 I, LORENA LARA, 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 August 30, 2006, in connection with my application for a real  
20 estate salesperson license. I understand that the Real Estate Commissioner may hold a hearing on this  
21 Statement of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove  
22 other allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real  
23 estate salesperson license based upon this Stipulation and Waiver. I also understand that by filing the  
24 Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a  
25 satisfactory showing that I meet all the requirements for issuance of a real estate salesperson license. I  
26 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)  
11 months of the issuance of the restricted license, to submit evidence satisfactory to the  
12 Commissioner of successful completion, at an accredited institution, of  
13 a course in real estate practices and one of the courses listed in Section 10153.2, other than real  
14 estate principles, advanced legal aspects of real estate, advanced real estate finance, or advanced  
15 real estate appraisal. If I fail to timely present to the Department satisfactory evidence of  
16 successful completion of the two required courses, the restricted license shall be automatically  
17 suspended effective eighteen (18) months after the date of its issuance. Said suspension shall not  
18 be lifted unless, prior to the expiration of the restricted license, I have submitted the required  
19 evidence of course completion and the Commissioner has given written notice to Respondent of  
20 the lifting of the suspension.

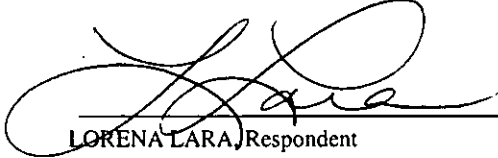
21 5. Pursuant to Section 10154, if I have not satisfied the requirements for an unqualified license  
22 under Section 10153.4, Respondent shall not be entitled to renew the restricted license, and shall  
23 not be entitled to the issuance of another license which is subject to Section 10153.4 until four  
24 years after the date of the issuance of the preceding restricted license.

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

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

4 9/6/06

Dated

  
LORENA LARA, Respondent

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


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

14 This Order is effective immediately.

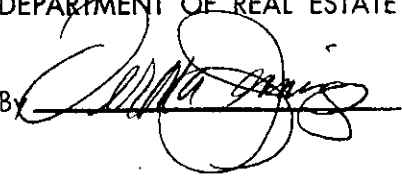
15 IT IS SO ORDERED

September 27, 2006

17 Jeff Davi  
18 Real Estate Commissioner

19   
20 DOLORES WEEKS  
21 Regional Manager

SACD  
File

**FILED**  
AUG 30 2008  
DEPARTMENT OF REAL ESTATE  
By 

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)

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of ) No. H-33186 LA  
12 LORENA LARA, ) STATEMENT OF ISSUES  
13 Respondent. )  
14 \_\_\_\_\_ )

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

20 I

21 On or about July 8, 2005, 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 (hereinafter 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 "Yes", and disclosed a conviction on 12-2-02 in Los Angeles County, State of California, for violating Business and Professions Code Section 25607 (sell alcohol without license).

III

On or about June 18, 1996, in the Circuit Court of Cook County, State of Illinois, Respondent was convicted of violating 720 2/130 (contribute to neglect of child).

IV

The matters alleged in Paragraphs II and III are substantially related to the duties, functions and qualifications of a real estate licensee.

V

The matters alleged in Paragraphs II and III are grounds to deny Respondent's application under Section 480(a)(1) of the California Business and Professions Code.

VI

Respondent's failure to reveal the matter set forth in Paragraph III in said 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 fact required to be revealed in said application, which failure is cause for denying Respondent's

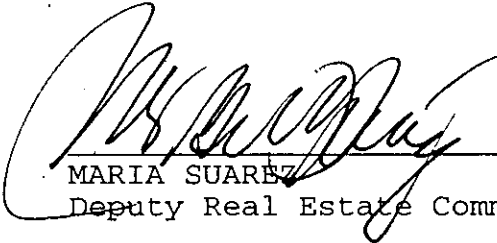
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1 application for a real estate license under Sections 480(c) and  
2 10177(a) of the Code.

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

7  
8           WHEREFORE, the Complainant prays that the above-  
9 entitled matter be set for hearing and, upon proof of the charges  
10 contained herein, that the Commissioner refuse to authorize the  
11 issuance of, and deny the issuance of, a real estate salesperson  
12 license to Respondent LORENA LARA and for such other and further  
13 relief as may be proper in the premises.

14 Dated at Los Angeles, California,  
15 this 23rd day of August, 2006.

16  
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18  
19   
20 MARIA SUAREZ  
Deputy Real Estate Commissioner

21  
22  
23  
24 cc: Lorena Lara  
25 Randy Evans  
26 Maria Suarez  
27 Sacto.