

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

3 Telephone: (213) 576-6982

**FILED**

JAN -5 2007

DEPARTMENT OF REAL ESTATE  
BY: Samer B. Alon

7 DEPARTMENT OF REAL ESTATE  
8 STATE OF CALIFORNIA

10 *In the Matter of the Application of*

11 SYLVIA VEGA

14 Respondent

) No. H- 33367 LA

) L-2006110339

) STIPULATION AND  
) WAIVER

15 I, SYLVIA VEGA, 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 October 31, 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.  
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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 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 12-4-06

4 Dated

SYLVIA VEGA, 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.

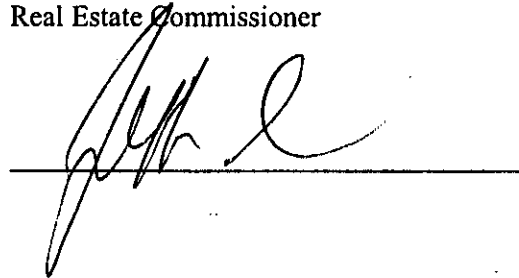
9 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to  
10 respondent SYLVIA VEGA if respondent has otherwise fulfilled all of the statutory requirements for  
11 licensure. The restricted license shall be limited, conditioned, and restricted as specified in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

13 This Order is effective immediately.

14 IT IS SO ORDERED

1-3-07

16 Jeff Davi  
17 Real Estate Commissioner

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*JAD*

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**FILED**

OCT 31 2006

DEPARTMENT OF REAL ESTATE  
BY: James B. Demus

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )	NO. H-33367 LA
SYLVIA VEGA,	) <u>STATEMENT OF ISSUES</u>
Respondent.	)

The Complainant, Joseph Aiu, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against SYLVIA VEGA, ("Respondent"), is informed and alleges in his official capacity as follows:

1.

On or about January 23, 2006, Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license with the knowledge and understanding that any license issued as a result of said application would be subject to the conditions of Section 10153.4 of the California Business and Professions Code.

FIRST CAUSE FOR DENIAL  
(CRIMINAL CONVICTIONS)

2.

On or about November 29, 2005, Respondent was convicted in the Superior Court of California, County of Riverside, Case No. SWM033819, of violating California Vehicle Code Sections 40508(a) (failure to appear), a misdemeanor. Said 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. In aggravation, Respondent was convicted of violating California Vehicle Code Section 14601.1 (driving with a suspended license).

3.

In aggravation, on or about December 21, 2004, Respondent was convicted in the Superior Court of California, County of Sacramento, Case No. 04T03134, of violating California Vehicle Code Sections 23152(a) (driving under the influence of alcohol/drugs), and 23152(b) (driving with a blood alcohol level of .08% or higher), both misdemeanors.

4.

On or about March 7, 2000, Respondent was convicted in the Superior Court of California, County of Riverside, Case No. HEM011976 for violating California Vehicle Code Section 14601.1 (driving with a suspended license), a misdemeanor. Said crime involves moral turpitude and bears a substantial relationship

1 under Section 2910, Title 10, Chapter 6, California Code of  
2 Regulations, to the qualifications, functions or duties of a  
3 real estate licensee.

4 SECOND CAUSE FOR DENIAL  
5 (FAILURE TO REVEAL CONVICTIONS)

6 5.

7 In response to Question 25 of the license application,  
8 to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW?  
9 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE  
10 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH  
11 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE", Respondent  
12 failed to reveal the conviction described in Paragraph 3 above.

13 6.

14 Respondent's failure to disclose the conviction, as  
15 set forth in Paragraph 3 above, in her license application,  
16 constitutes an attempt to procure a real estate license by  
17 fraud, misrepresentation, or deceit, or by making a false  
18 statement of material fact required to be revealed in said  
19 application, which is grounds for denial of the issuance of a  
20 license under Business and Professions Code Sections 475(a)(1),  
21 480(c) and 10177(a).

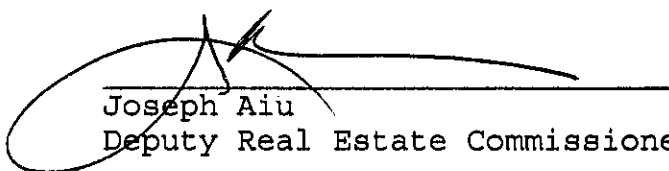
22 These proceedings are brought under the provisions of  
23 Section 10100, Division 4 of the Business and Professions Code  
24 of the State of California and Sections 11500 through 11528 of  
25 the California Government Code.  
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1 WHEREFORE, the Complainant prays that the above-  
2 entitled matter be set for hearing and, upon proof of the  
3 charges contained herein, that the Commissioner refuse to  
4 authorize the issuance of, and deny the issuance of, a real  
5 estate salesperson license to Respondent, SYLVIA VEGA, and for  
6 such other and further relief as may be proper in the premises.

7 Dated at San Diego, California,

8 this 07 day of October, 2006.

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12 Joseph Aiu  
13 Deputy Real Estate Commissioner  
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25 cc: Sylvia Vega  
26 Linda Marie Prejean  
27 Joseph Aiu  
Sacto.