

Handwritten: 2/22/11

FILED
FEB 22 2011
DEPARTMENT OF REAL ESTATE
[Signature]

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Application of)	No. H-33478 LA
)	
HOUSHMAND LALEPOUR,)	
)	
Respondent.)	
_____)	

ORDER GRANTING UNRESTRICTED LICENSE

On February 22, 2007, a Decision was rendered herein denying the real estate salesperson license of Respondent, but granting Respondent the right to the issuance of a restricted real estate salesperson license. A restricted real estate salesperson license was issued to Respondent on March 17, 2007 and Respondent has operated as a restricted licensee without cause for disciplinary action against Respondent since that time.

On or about November 19, 2009, Respondent petitioned for removal of restrictions of said real estate salesperson license.

I have considered Respondent's petition and the evidence and arguments submitted in support thereof. Respondent has demonstrated to my satisfaction that Respondent meets the requirements of law for the issuance to Respondent of an unrestricted real estate

1 salesperson license and that it would not be against the public interest to issue said license to
2 Respondent.

3 NOW, THEREFORE, IT IS ORDERED that Respondent's petition for removal
4 of restrictions is granted and that a real estate salesperson license be issued to Respondent
5 subject to the following understanding and conditions:

6 1. The license issued pursuant to this order shall be deemed to be the first renewal
7
8 of Respondent's real estate salesperson license for the purpose of applying the provisions of
9 Section 10153.4.

10 2. Within twelve (12) months from the date of this order Respondent shall:

11 (a) Submit a completed application and pay the appropriate fee for a real estate
12 salesperson license, and

13 (b) Submit evidence of having taken and successfully completed the courses
14 specified in subdivisions (a)(1), (2), (3), (4) and (5) of Section 10170.5 of the Real Estate Law
15 for renewal of a real estate license.

16 3. Upon renewal of the license issued pursuant to this order, Respondent shall
17 submit evidence of having taken and successfully completed the continuing education
18 requirements of Article 2.5 of Chapter 3 of the Real Estate Law for renewal of a real estate
19 license.
20
21

22 This Order shall be effective immediately.

23 Dated: 1-19-2011

24 JEFF DAVIS
25 Real Estate Commissioner
26
27

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

3 Telephone: (213) 576-6982
4

FILED
FEB 28 2007
DEPARTMENT OF REAL ESTATE

By C

7 **DEPARTMENT OF REAL ESTATE**
8 **STATE OF CALIFORNIA**
9

10 *In the Matter of the Application of*
11 HOUSHMAND LALEPOUR,

12
13 Respondent
14

) No. H- 33478 LA
) L-2006120262
) **STIPULATION AND**
) **WAIVER**
)
)
)

15 It is hereby stipulated by and between HOUSHMAND LALEPOUR (hereinafter "Respondent") and
16 Respondent's attorney, Mary E. Work, and the Complainant, acting by and through Lissete Garcia, Counsel
17 for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of
18 Issues filed on December 1, 2006, in this matter:

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

1 entering into this stipulation and waiver, Respondent will be stipulating that the Real Estate Commissioner
2 has found that Respondent has failed to make such a showing, thereby justifying the denial of the issuance
3 to Respondent of an unrestricted real estate salesperson license.

4 Respondent hereby admits that the allegations of the Statement of Issues filed against Respondent are
5 true and correct and requests that the Real Estate Commissioner in his discretion issue a restricted real
6 estate salesperson license to Respondent under the authority of Section 10156.5 of the Business and
7 Professions Code.

8 Respondent is aware that by signing this Stipulation and Waiver, Respondent is waiving Respondent's
9 right to a hearing and the opportunity to present evidence at the hearing to establish Respondent's
10 rehabilitation in order to obtain an unrestricted real estate salesperson license if this Stipulation and Waiver
11 is accepted by the Real Estate Commissioner. However, Respondent is not waiving Respondent's right to a
12 hearing and to further proceedings to obtain a restricted or unrestricted license if this Stipulation and
13 Waiver is not accepted by the Commissioner.

14 Respondent further understands that the following conditions, limitations, and restrictions will attach
15 to a restricted license issued by the Department of Real Estate pursuant hereto:

- 16 1. The license shall not confer any property right in the privileges to be exercised including the
17 right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right
18 to exercise any privileges granted under this restricted license in the event of:
 - 19 a. The conviction of Respondent (including a plea of nolo contendere) to a crime which bears
20 a substantial relationship to Respondent's fitness or capacity as a real estate licensee; or
 - 21 b. The receipt of evidence that Respondent has violated provisions of the California Real
22 Estate Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner or
23 conditions attaching to this restricted license.
- 24 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license
25 nor the removal of any of the conditions, limitations, or restrictions attaching to the restricted
26 license until two years have elapsed from the date of issuance of the restricted license to
27 Respondent.

3. With the application for license, or with the application for transfer to a new employing broker.
- Respondent shall submit a statement signed by the prospective employing broker on a form approved by the Department of Real Estate wherein the employing broker shall certify as follows:
- 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.

2/6/07

Dated



LISSETE GARCIA, Counsel, Department of Real Estate

I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights, including the right of a hearing on the Statement of Issues at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

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.

1/30/07

Dated



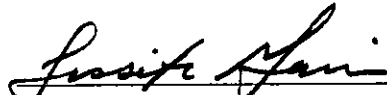
HOUSHMAND LALEPOUR, Respondent

1 3. With the application for license, or with the application for transfer to a new employing broker,
2 Respondent shall submit a statement signed by the prospective employing broker on a form
3 approved by the Department of Real Estate wherein the employing broker shall certify as
4 follows:

- 5 a. That broker has read the Statement of Issues which is the basis for the issuance of the
6 restricted license; and
7 b. That broker will carefully review all transaction documents prepared by the restricted
8 licensee and otherwise exercise close supervision over the licensee's performance of acts
9 for which a license is required.

10 2/6/07

11 Dated



LISSETTE GARCIA, Counsel, Department of Real Estate

12 * * *

13
14 I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are
15 understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me
16 by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509,
17 and 11513 of the Government Code), and I willingly, intelligently, and voluntarily waive those rights,
18 including the right of a hearing on the Statement of Issues at which I would have the right to cross-examine
19 witnesses against me and to present evidence in defense and mitigation of the charges.

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

26 _____
27 Dated

HOUSHMAND LALEPOUR, Respondent

1 I have reviewed the Stipulation and Waiver as to form and content and have advised my client
2 accordingly.

3 1-30-07
4 Dated

MARY E. WORK, Attorney for 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, if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The
11 restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and
12 Waiver.

13 This Order is effective immediately.

14 IT IS SO ORDERED _____

15
16 Jeff Davi
17 Real Estate Commissioner
18
19
20
21
22
23
24
25
26
27

1 I have reviewed the Stipulation and Waiver as to form and content and have advised my client
2 accordingly.

3 _____
4 Dated

MARY E. WORK, Attorney for Respondent

5 * * *

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, if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The
12 restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation and
13 Waiver.

14 This Order is effective immediately.

15 IT IS SO ORDERED _____

2 / 22 / 07

16 Jeff Davi
17 Real Estate Commissioner
18 _____
19 
20
21
22
23
24
25
26
27

LISSETE GARCIA, Counsel (SBN 211552)
Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982
(Direct) (213) 576-6914

FILED
DEC - 1 2006
DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-33478 LA
)
HOUSHMAND LALEPOUR,) STATEMENT OF ISSUES
)
Respondent.)

The Complainant, Janice Waddell, a Deputy Real Estate
Commissioner of the State of California, for Statement of Issues
against HOUSHMAND LALEPOUR ("Respondent"), is informed and
alleges in her official capacity as follows:

I

On or about May 18, 2006, Respondent made application
to the Department of Real Estate of the State of California for
a real estate salesperson license.

///

///

///

///

marked the box denoting "No" and failed to reveal the conviction described in Paragraph II above.

V

Respondent's failure to disclose the conviction, as set forth in Paragraph II above, in his license application, constitutes the attempt to procure a real estate license by fraud, misrepresentation, or deceit, or by 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).

These proceedings are brought under the provisions of Section 10100, Division 4 of the Business and Professions Code of the State of California and Sections 11500 through 11528 of the California Government Code.

///

///

///

///

///

///

///

///

///

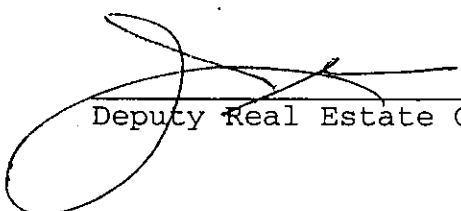
///

///

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, HOUSHMAND LALEPOUR,
6 and for such other and further relief as may be proper in the
7 premises.

8 Dated at Los Angeles, California

9 this 29 day of November, 2006.

10
11
12 
13 Deputy Real Estate Commissioner
14
15
16
17
18
19
20
21
22
23
24

25 cc: Houshmand Lalepour
26 Mary E. Work, Attorney at Law
27 Janice Waddell
Sacto.