

Telephone: (213) 576-6982

OCT 18 2007

DEPARTMENT OF REAL ESTATE
BY: Laura B. Clow

STATE OF CALIFORNIA

LUIS VERA

STIPULATION AND WAIVER

Respondent

Respondent acknowledges that Respondent has received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate in connection with Respondent's application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner may hold a hearing on this Statement of Issues for the purpose of requiring further proof of Respondent's honesty and truthfulness and to prove other allegations therein, or that he may in his discretion waive the hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meets 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. Respondent understands that any such restricted license will be issued subject to and be
8 limited by Section 10153.4 of the Business and Professions Code.

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

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

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

1 license until two years have elapsed from the date of issuance of the restricted license to
2 Respondent.

3 3. With the application for license, or with the application for transfer to a new employing broker,

4 Respondent shall submit a statement signed by the prospective employing broker on a form
5 approved by the Department of Real Estate wherein the employing broker shall certify as
6 follows:

7 a. That broker has read the Statement of Issues which is the basis for the issuance of the
8 restricted license; and

9 b. That broker will carefully review all transaction documents prepared by the restricted
10 licensee and otherwise exercise close supervision over the licensee's performance of acts
11 for which a license is required.

12 4. Respondent's restricted real estate salesperson license is issued subject to the requirements of

13 Section 10153.4 of the Business and Professions Code, to wit: Respondent is required, within
14 eighteen (18) months of the issuance of the restricted license, to submit evidence satisfactory to
15 the Commissioner of successful completion, at an accredited institution, of
16 a course in real estate practices and one of the courses listed in Section 10153.2, other than real
17 estate principles, advanced legal aspects of real estate, advanced real estate finance, or advanced
18 real estate appraisal. If Respondent fails to timely present to the Department satisfactory
19 evidence of successful completion of the two required courses, the restricted license shall be
20 automatically suspended effective eighteen (18) months after the date of its issuance. Said
21 suspension shall not be lifted unless, prior to the expiration of the restricted license, Respondent
22 has submitted the required evidence of course completion and the Commissioner has given
23 written notice to Respondent of the lifting of the suspension.

24 5. Pursuant to Section 10154, if Respondent has not satisfied the requirements for an unqualified

25 license under Section 10153.4, Respondent shall not be entitled to renew the restricted license,
26 and shall not be entitled to the issuance of another license which is subject to Section 10153.4
27 until four years after the date of the issuance of the preceding restricted license.

1
2 9/27/07

3 Dated

4
5 James A. Demus

6 James A. Demus, Counsel, Department of Real Estate

7 * * *

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

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

20 9-14-2007

21 Dated

22 LUIS VERA

23 LUIS VERA, Respondent

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

26 9-14-2007

27 Dated

Anthony O. Egbase
Anthony O. Egbase, Attorney for Respondent

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.

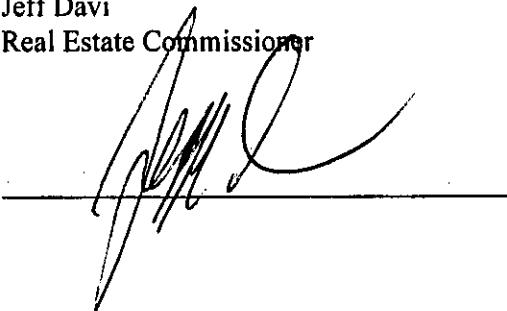
Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be issued to Respondent, if Respondent has otherwise fulfilled all of the statutory requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in the foregoing Stipulation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

This Order is effective immediately.

IT IS SO ORDERED

1/8/16/07

Jeff Davi
Real Estate Commissioner



5/16
JENNIFER A. GRANAT, Counsel (SBN 199868)
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320 West 4th Street, Suite 350
Los Angeles, California 90013-1105

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FILED
APR 19 2007
DEPARTMENT OF REAL ESTATE

By C

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-33911 LA
)
LUIS VERA,) STATEMENT OF ISSUES
)
Respondent.)

The Complainant, Maria Suarez, a Deputy Real Estate
Commissioner of the State of California, for Statement of Issues
against LUIS VERA aka Luis Simon Vera ("Respondent"), is
informed and alleges in her official capacity as follows:

I

Respondent made application to the Department of Real
Estate of the State of California for a real estate salesperson
license on or about January 20, 2006, 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.

II

CRIMINAL CONVICTIONS

On or about July 13, 2001, in the Superior Court of California, County of Los Angeles, Case No. 1CR09829, Respondent LUIS VERA was convicted of one (1) count of violating California Penal Code Section 273.5 (inflict corporal injury on spouse), a crime involving moral turpitude which is substantially related under Title 10, Chapter 6, Section 2910, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

III

On or about January 31, 2000, in the Superior Court of California, County of Los Angeles, Case No. 0CR22785, Respondent LUIS VERA was convicted of one (1) count of violating California Penal Code Section 273.5 (inflict corporal injury on spouse), a crime involving moral turpitude which is substantially related under Title 10, Chapter 6, Section 2910, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

IV

On or about May 12, 1995, in the Municipal Court of Hollywood, County of Los Angeles, State of California, Case No. 95H01394, Respondent LUIS VERA was convicted of one (1) count of violating California Penal Code Section 594(a) (vandalism), a crime involving moral turpitude which is substantially related under Title 10, Chapter 6, Section 2910, California Code of

1 Regulations, to the qualifications, functions or duties of a
2 real estate licensee.

3 V

4 The crimes of which Respondent was convicted, as
5 alleged herein above, constitute cause for denial of
6 Respondent's application for a real estate license under
7 Business and Professions Code Sections 475(a)(2), 480(a)(1) and
8 10177(b).

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

13 WHEREFORE, Complainant prays that the above-entitled
14 matter be set for hearing and, upon proof of the charges
15 contained herein, that the Commissioner refuse to authorize the
16 issuance of, and deny the issuance of, a real estate salesperson
17 license to Respondent, LUIS VERA, and for such other and further
18 relief as may be proper under other provisions of law.
19

20 Dated at Los Angeles, California
21 this 18th day of April, 2007.

22
23
24 
25 Maria Suarez
26 Deputy Real Estate Commissioner
27

26 cc: Luis Vera
27 Maria Suarez
Sacto.