

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

4 Telephone: (213)576-6982

**FILED**

OCT - 9 2007

DEPARTMENT OF REAL ESTATE

BY: Laura B. Cron

7 **DEPARTMENT OF REAL ESTATE**

8 **STATE OF CALIFORNIA**

9 *In the Matter of the Application of*

10 **DOLORES LEONOR MENDOZA DE QUINTERO,**

11 Respondent

) No. H-34198 LA

) **STIPULATION AND WAIVER**

12 )  
13 )  
14 )  
15 I, DOLORES LEONOR MENDOZA DE QUINTERO, respondent herein, do hereby affirm that I  
16 have applied to the Department of Real Estate for a real estate salesperson license and that to the best of my  
17 knowledge I have satisfied all of the statutory requirements for the issuance of the license, including the  
18 payment of the fee 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 16, 2007, 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

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

4 I hereby admit that the allegations of the Statement of Issues filed against me are true and correct and  
5 request that the Real Estate Commissioner in his discretion issue a restricted real estate salesperson license  
6 to me under the authority of Section 10156.5 of the Business and Professions Code. I understand that any  
7 such restricted license will be issued subject to and be limited by Section 10153.4 of the Business and  
8 Professions Code.

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

14 I further understand that the following conditions, limitations, and restrictions will attach to a restricted  
15 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 right  
17 of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to  
18 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 a  
20 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 Estate  
22 Law, the Subdivided Lands Law, Regulations of the Real Estate Commissioner, or  
23 conditions attaching to this restricted license.
- 24 2. I shall not be eligible to apply for the issuance of an unrestricted real estate license nor the  
25 removal of any of the conditions, limitations or restrictions attaching to the restricted license until  
26 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 for  
8       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*  
13       *one* ☒ of the courses listed in Section 10153.2, other than real estate principles, advanced legal  
14       aspects of real estate, advanced real estate finance, or advanced real estate appraisal. If I fail to  
15       timely present to the Department satisfactory evidence of successful completion of the two  
16       required courses, the restricted license shall be automatically suspended effective eighteen (18)  
17       months after the date of its issuance. Said suspension shall not be lifted unless, prior to the  
18       expiration of the restricted license, I have submitted the required evidence of course completion  
19       and the 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 to  
27       the Department a fax copy of his/her 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 the  
2 original signed Stipulation and Waiver.

3 Sept/29/2007  
4 Dated

Dolores J. Mendoza de Q.  
DOLORES LEONOR MENDOZA DE QUINTERO, 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 DOLORES LEONOR MENDOZA DE QUINTERO if respondent has otherwise fulfilled all of  
11 the statutory requirements for licensure. The restricted license shall be limited, conditioned, and restricted as  
12 specified in the foregoing Stipulation and Waiver.

13 This Order is effective immediately.

14 IT IS SO ORDERED

October 4, 2007

16 Jeff Davi  
17 Real Estate Commissioner

18 BY: Dolores Weeks  
19 DOLORES WEEKS  
20 Regional Manager

*Sachs*

JAMES DEMUS, Counsel (SBN 225005)  
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**FILED**

AUG 16 2007

DEPARTMENT OF REAL ESTATE

BY: Jama B. Jones

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of )	NO. H-34198 LA
)	
DOLORES LEONOR MENDOZA DE QUINTERO, )	<u>STATEMENT OF ISSUES</u>
)	
Respondent. )	
)	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against DOLORES LEONOR MENDOZA DE QUINTERO, a.k.a. Delores Leonor Mendoza-Hernandez, ("Respondent"), is informed and alleges in her official capacity as follows:

1.

On or about May 4, 2007, 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.

1 FIRST CAUSE FOR DENIAL

2 (CRIMINAL CONVICTION)

3  
4 2.

5 On or about August 22, 1988, Respondent was convicted  
6 in the United State District Court, Southern District of  
7 California, in Case No. 88-9535M, of violating 8 U.S.C. 1325  
8 (illegal entry), a misdemeanor. Said crime involves moral  
9 turpitude and bears a substantial relationship under Section  
10 2910, Title 10, Chapter 6, California Code of Regulations, to  
11 the qualifications, functions or duties of a real estate  
12 licensee.

13 3.

14 The crime of which Respondent was convicted, as  
15 alleged in Paragraph II above, constitutes cause for denial of  
16 Respondent's application for a real estate license under  
17 Business and Professions Code Sections 475(a)(2), 480(a), and  
18 10177(b).

19 SECOND CAUSE FOR DENIAL

20 (FAILURE TO REVEAL CONVICTION)

21 4.

22 In response to Question 25 of the license application,  
23 to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW?  
24 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE  
25 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH  
26 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE", Respondent  
27 failed to reveal the conviction described in Paragraph 2 above.

1 5.

2 Respondent's failure to disclose the conviction, as  
3 set forth in Paragraph 2 above, in her license application,  
4 constitutes an attempt to procure a real estate license by  
5 fraud, misrepresentation, or deceit, or by making a false  
6 statement of material fact required to be revealed in said  
7 application, which is grounds for denial of the issuance of a  
8 license under Business and Professions Code Sections 475(a)(1),  
9 480(c) and/or 10177(a).

10 These proceedings are brought under the provisions of  
11 Section 10100, Division 4 of the Business and Professions Code  
12 of the State of California and Sections 11500 through 11528 of  
13 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, DOLORES LEONOR MENDOZA  
6 DE QUINTERO, and for such other and further relief as may be  
7 proper in the premises.

8 Dated at Los Angeles, California

9 this 15<sup>th</sup> day of August, 2007.

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12 Maria Suarez  
13 Deputy Real Estate Commissioner  
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25 cc: Dolores Leonor Mendoza de Quintero  
26 FM Tarbell Co.  
27 Maria Suarez  
Sacto.