

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

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FILED
OCT - 9 2007
DEPARTMENT OF REAL ESTATE

By 

7 **DEPARTMENT OF REAL ESTATE**

8 **STATE OF CALIFORNIA**

10 *In the Matter of the Application of*

11 **HARRIET REGINA HALL,**

13 Respondent

) No. H- 34205 LA

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

15 I, HARRIET REGINA HALL, respondent herein, do hereby affirm that I have applied to the
16 Department of Real Estate for a real estate salesperson license and that to the best of my knowledge I have
17 satisfied all of the statutory requirements for the issuance of the license, including the payment of the fee
18 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 20, 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 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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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) 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 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
2 the original signed Stipulation and Waiver.

3 9/19/07
4 Dated

Harriet Hall
HARRIET REGINA HALL, 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 HARRIET REGINA HALL if respondent has otherwise fulfilled all of the statutory
11 requirements for licensure. The restricted license shall be limited, conditioned, and restricted as specified in
12 the foregoing Stipulation and Waiver.

13 This Order is effective immediately.

14 IT IS SO ORDERED

15 10-4-07

16 Jeff Davi
17 Real Estate Commissioner

18 Jeff Davi
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FILED
AUG 20 2007
DEPARTMENT OF REAL ESTATE

By C. [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11 In the Matter of the Application of) NO. H-34205 LA
12)
13 HARRIET REGINA HALL,) STATEMENT OF ISSUES
14)
15 Respondent.)

16 The Complainant, Maria Suarez, a Deputy Real Estate
17 Commissioner of the State of California, for Statement of Issues
18 against HARRIET REGINA HALL, aka Cynthia Moore and Cindy Smith
19 ("Respondent"), is informed and alleges in her official capacity
20 as follows:

21 1.

22 On or about May 16, 2006, Respondent made application
23 to the Department of Real Estate of the State of California for
24 a real estate salesperson license with the knowledge and
25 understanding that any license issued as a result of said
26 application would be subject to the conditions of Section
27 10153.4 of the California Business and Professions Code.

FIRST CAUSE FOR DENIAL
(CRIMINAL CONVICTIONS)

2.

On or about March 24, 1982, in the Municipal Court of California, County of Los Angeles, Case No. M 38391, Respondent was convicted of violating Penal Code Section 484(a) (petty theft), 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.

3.

On or about August 9, 1982, in the Municipal Court of California, County of Los Angeles, Case No. M248963, Respondent was convicted of violating Penal Code Section 484(a) (petty theft), 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.

4.

On or about October 5, 1982, in the Municipal Court of California, County of Los Angeles, Case No. A902323, Respondent was convicted of violating Penal Code Section 496 (receiving known stolen property), a misdemeanor. Said crime involves moral turpitude and bears a substantial relationship under Section 2910, Title 10, Chapter 6, California Code of

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

3 5.

4 On or about November 1, 1983, in the Municipal Court
5 of California, County of Los Angeles, Case No. M186762,
6 Respondent was convicted of violating Penal Code Section 484(a)
7 (petty theft), a misdemeanor. Said crime involves moral
8 turpitude and bears a substantial relationship under Section
9 2910, Title 10, Chapter 6, California Code of Regulations, to
10 the qualifications, functions or duties of a real estate
11 licensee.

12 6.

13 On or about March 30, 1992, in the Municipal Court of
14 California, County of Los Angeles, Case No. 92V03861, Respondent
15 was convicted of violating Vehicle Code Section 23152(B)
16 (driving with B.A.C. of 0.08% or more), a misdemeanor. Said
17 crime involves moral turpitude and bears a substantial
18 relationship under Section 2910, Title 10, Chapter 6, California
19 Code of Regulations, to the qualifications, functions or duties
20 of a real estate licensee.

21 7.

22 On or about May 28, 1992, in the Municipal Court of
23 California, County of Los Angeles, Case No. 87T00962, Respondent
24 was convicted of violating Vehicle Code Section 14601.1(A)
25 (driving with a suspended license), a misdemeanor. The
26
27

1 underlying facts of said crime involve moral turpitude and bear
2 a substantial relationship under Section 2910, Title 10,
3 Chapter 6, California Code of Regulations, to the
4 qualifications, functions or duties of a real estate licensee.

5 8.

6 On or about September 8, 1992, in the Municipal Court
7 of California, County of Los Angeles, Case No. 92M09142,
8 Respondent was convicted of violating Penal Code Section 243(B)
9 (battery on a peace officer), a misdemeanor. Said crime
10 involves moral turpitude and bears a substantial relationship
11 under Section 2910, Title 10, Chapter 6, California Code of
12 Regulations, to the qualifications, functions or duties of a
13 real estate licensee.

14 9.

15 On or about October 22, 1997, in the Municipal Court
16 of California, County of Los Angeles, Case No. 7MT08663,
17 Respondent was convicted of violating California Vehicle Code
18 Section 23152(B) (driving with B.A.C. of 0.08% or more), a
19 misdemeanor. Said crime involves moral turpitude and bears a
20 substantial relationship under Section 2910, Title 10, Chapter
21 6, California Code of Regulations, to the qualifications,
22 functions or duties of a real estate licensee.

23 10.

24 On or about October 17, 2001, in the Superior Court of
25 California, County of Orange, Case No. 01WM00766, Respondent was
26 convicted of violating California Vehicle Code Sections 23152(A)
27

1 (driving under the influence of alcohol), 23152(B) (driving with
2 B.A.C. of 0.08% or more) and Penal Code Section 273a(a) (child
3 abuse causing great bodily harm), misdemeanors. Said crimes
4 involve moral turpitude and bear a substantial relationship
5 under Section 2910, Title 10, Chapter 6, California Code of
6 Regulations, to the qualifications, functions or duties of a
7 real estate licensee.

8 11.

9 The crimes of which Respondent was convicted, as
10 alleged in Paragraphs 2 through 10 above, constitute cause for
11 denial of Respondent's application for a real estate license
12 under Business and Professions Code Sections 475(a)(2), 480(a)
13 and 10177(b).

14 SECOND CAUSE FOR DENIAL
15 (FAILURE TO REVEAL CONVICTIONS)

16 12.

17 In response to Question 25 of the license application,
18 to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW?
19 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE
20 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH
21 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE", Respondent
22 marked the box denoted "Yes", however, failed to reveal the
23 convictions described in Paragraphs 2, 3, 4, and 5 above.

24 13.

25 Respondent's failure to disclose the conviction, as
26 set forth in Paragraphs 2, 3, 4, and 5 above, in her license
27

1 application, constitutes the attempt to procure a real estate
2 license by fraud, misrepresentation, or deceit, or by making a
3 false statement of material fact required to be revealed in said
4 application, which is grounds for denial of the issuance of a
5 license under Business and Professions Code Sections 475(a)(1),
6 480(c) and 10177(a).

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

11 WHEREFORE, the Complainant prays that the above-
12 entitled matter be set for hearing and, upon proof of the
13 charges contained herein, that the Commissioner refuse to
14 authorize the issuance of, and deny the issuance of, a real
15 estate salesperson license to Respondent, HARRIET REGINA HALL,
16 and for such other and further relief as may be proper in the
17 premises.
18

19 Dated at Los Angeles, California

20 this 16th day of August, 2007.

21
22
23 Deputy Real Estate Commissioner
24
25

26 cc: Harriet Regina Hall
27 CA Mortgage Systems, Inc./Brenda Espinoza
Maria Suarez
Sacto.