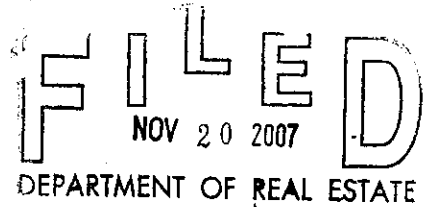


1 Department of Real Estate  
2 320 W. 4th Street, Suite 350  
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982



*K. Schneiderholf*

7 **DEPARTMENT OF REAL ESTATE**

8 **STATE OF CALIFORNIA**

9  
10 *In the Matter of the Application of*

11  
12 PAOLA JANETH PEREZ,

13  
14 Respondent

)  
) No. H- 34386 LA  
)  
)

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

15 I, PAOLA JANETH PEREZ, 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 October 10, 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.  
26  
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 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 10/17/07  
4 Dated

Paola Perez  
PAOLA JANETH PEREZ, 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 PAOLA JANETH PEREZ if respondent has otherwise fulfilled all of the statutory requirements  
11 for 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 11-13-07  
15

16 Jeff Davi  
17 Real Estate Commissioner

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SHARI SVENINGSON, Counsel (SBN 195298)  
Department of Real Estate  
320 West 4<sup>th</sup> Street, Suite 350  
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(Direct) (213) 576-6907

**FILED**  
OCT 10 2007  
DEPARTMENT OF REAL ESTATE

*SKinderholt*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

In the Matter of the Application of	)	NO. H- 34386 LA
	)	
PAOLA JANETH PEREZ,	)	
	)	<u>STATEMENT OF ISSUES</u>
	)	
Respondent.	)	
	)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Statement of Issues against PAOLA JANETH PEREZ, aka Paola J. Armenta Perez, Maria Cabrera ("Respondent"), is informed and alleges as follows:

1.

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, makes this Statement of Issues against Respondent in her official capacity.

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2.

Respondent made application to the Department of Real Estate of the State of California for a real estate salesperson license on or about August 3, 2006, with the knowledge and understanding that any license issued as a result of said application would be subject to the conditions of Business and Professions Code ("Code") Section 10153.4.

3.

(CRIMINAL CONVICTION)

On or about September 27, 2001, in the California Superior Court, County of Los Angeles, in Case no. 1SG01366, Respondent was convicted of violating Penal Code 148.9(A) (False Identification to Police Officer), a misdemeanor. The underlying facts of this criminal conviction involve moral turpitude, which bear a substantial relationship under Title 10, Chapter 6, Section 2910, California Code of Regulations, to the qualifications, functions or duties of a real estate licensee.

4.

The crime of which Respondent was convicted, as alleged herein above in Paragraph 3 constitute cause for denial of Respondent's application for a real estate license under Business and Professions Code Sections 475(a)(2); 480(a)(1); and/or 10177(b).

///

1  
2 2.

3 Respondent made application to the Department of Real  
4 Estate of the State of California for a real estate salesperson  
5 license on or about August 3, 2006, with the knowledge and  
6 understanding that any license issued as a result of said  
7 application would be subject to the conditions of Business and  
8 Professions Code ("Code") Section 10153.4.

9 3.

10 (CRIMINAL CONVICTION)

11 On or about September 29, 2001, in the California  
12 Superior Court, County of Los Angeles, in Case no. 1SG01366,  
13 Respondent was convicted of violating Penal Code 148.9(A) (False  
14 Identification to Police Officer), a misdemeanor. The  
15 underlying facts of this criminal conviction involve moral  
16 turpitude, which bear a substantial relationship under Title 10,  
17 Chapter 6, Section 2910, California Code of Regulations, to the  
18 qualifications, functions or duties of a real estate licensee.  
19

20 4.

21 The crime of which Respondent was convicted, as  
22 alleged herein above in Paragraph 3 constitute cause for denial  
23 of Respondent's application for a real estate license under  
24 Business and Professions Code Sections 475(a)(2); 480(a)(1);  
25 and/or 10177(b).

26 ///

1  
2 5.

3 (FAILURE TO REVEAL CONVICTION)

4 In response to Question 25 of his license application,  
5 to wit: "HAVE YOU EVER BEEN CONVICTED OF ANY VIOLATION OF LAW?  
6 CONVICTIONS EXPUNGED UNDER PENAL CODE SECTION 1203.4 MUST BE  
7 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH  
8 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY OFFENSE". Respondent  
9 answered "NO", and failed to reveal the conviction described in  
10 Paragraph 3, above.

11  
12 6.

13 Respondent's failure to reveal the conviction set  
14 forth herein in Paragraph 3, above, in her license application,  
15 constitutes, knowingly making a false statement of material fact  
16 required to be revealed in said application, which is grounds  
17 for denial of the issuance of a license under Business and  
18 Professions Code Sections 480(c) and 10177(a).

19 The Statement of Issues is brought under the  
20 provisions of Section 10100, Division 4 of the Business and  
21 Professions Code of the State of California and Sections 11500  
22 and 11529 of the Government Code.

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1 WHEREFORE, Complainant prays that the above entitled  
2 matter be set for hearing and, upon proof of the charges  
3 contained herein, that the Commissioner refuse to authorize the  
4 issuance of, and deny the issuance of, a real estate salesperson  
5 license to Respondent, PAOLA JANETH PEREZ, and for such other  
6 and further relief as may be proper in the premises.

7  
8 Dated at Los Angeles, California

9 This 26 day of September, 2007.  
10

11   
12 Robin Trujillo  
13 Deputy Real Estate Commissioner  
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23  
24 Cc: PAOLA JANETH PEREZ  
25 California Redevelopment Corporation  
26 Robin Trujillo  
27 Sacto.