

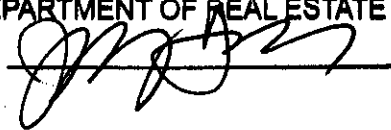
1 Department of Real Estate
320 W. 4th Street, Suite 350
2 Los Angeles, CA 90013-1105

3 Telephone: (213) 576-6982

FILED

APR 28 2009

DEPARTMENT OF REAL ESTATE

BY: 

7 **DEPARTMENT OF REAL ESTATE**

8 **STATE OF CALIFORNIA**

10 *In the Matter of the Application of*

11 STEVEN SEVILLE FINNIE,

14 Respondent

) No. H- 35639 LA
)
) L-2009030563

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

15 I, STEVEN SEVILLE FINNIE, Respondent herein, do hereby affirm that I have applied to the
16 Department of Real Estate for a real estate broker 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 January 22, 2009, in connection with my application for a real
21 estate broker license. I understand that the Real Estate Commissioner may hold a hearing on this Statement
22 of Issues for the purpose of requiring further proof of my honesty and truthfulness and to prove other
23 allegations therein, or that he may in his discretion waive the hearing and grant me a restricted real estate
24 broker license based upon this Stipulation and Waiver. I also understand that by filing the Statement of
25 Issues in this matter the Real Estate Commissioner is shifting the burden to me to make a satisfactory
26 showing that I meet all the requirements for issuance of a real estate broker license. I further understand that
27

1 by entering into this stipulation and waiver I will be stipulating that the Real Estate Commissioner has
2 found that I have failed to make such a showing, thereby justifying the denial of the issuance to me of an
3 unrestricted real estate broker 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 broker license to me
6 under the authority of Section 10156.5 of the Business and Professions Code.

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

12 I further understand that the following conditions, limitations, and restrictions will attach to a
13 restricted license issued by the Department of Real Estate pursuant hereto:

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

25 Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and
26 Waiver by faxing a copy of the signature page, as actually signed by Respondent, to the Department at fax
27 number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending

1 to the Department a fax copy of his actual signature as it appears on the Stipulation and Waiver, that receipt
2 of the faxed copy by the Department shall be as binding on Respondent as if the Department had received
3 the original signed Stipulation and Waiver.

4
5 March 23, 2009
6 Dated

7
8 Steven Seville Finnie
9 STEVEN SEVILLE FINNIE, Respondent

10 * * *

11 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver signed by
12 Respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and
13 truthfulness of Respondent need not be called and that it will not be inimical to the public interest to issue a
14 restricted real estate broker license to Respondent.

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

19 This Order is effective immediately.

20 IT IS SO ORDERED 4/21/09

21 Jeff Davi
22 Real Estate Commissioner

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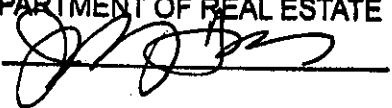
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FILED

JAN 22 2009

DEPARTMENT OF REAL ESTATE

BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of)
STEVEN SEVILLE FINNIE,)
Respondent.)

No. H- 35639 LA

STATEMENT OF ISSUES

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for Statement of Issues against STEVEN SEVILLE FINNIE ("Respondent"), alleges as follows:

1.

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

2.

On or about August 18, 2008, Respondent made application to the Department of Real Estate of the State of California for a real estate broker license.

1 DISCLOSED. HOWEVER, YOU MAY OMIT MINOR TRAFFIC CITATIONS WHICH
2 DO NOT CONSTITUTE A MISDEMEANOR OR FELONY" Respondent answered
3 "No" and did not reveal any convictions.

4 7.

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

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

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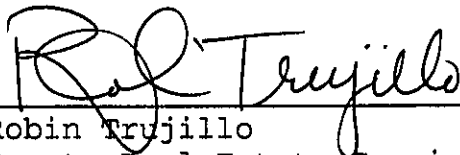
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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Statement of Issues and
3 that upon proof thereof, a decision be rendered imposing
4 disciplinary action against all the licenses and license rights
5 of Respondent, STEVEN SEVILLE FINNIE, under the Real Estate Law
6 (Part 1 of Division 4 of the Business and Professions Code) and
7 for such other and further relief as may be proper under other
8 applicable provisions of law.

9 Dated at Los Angeles, California

10 this 15 day of January, 2008.

11
12 
13 Robin Trujillo
14 Deputy Real Estate Commissioner
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26 cc: STEVEN SEVILLE FINNIE
27 Robin Trujillo
Sacto.