

FILED

AUG 19 2013

BUREAU OF REAL ESTATE

By Norma Simmon

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

Telephone: (213) 576-6982

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of

ERNEST EDMOND BRAVO, JR.,

Respondent.

No. H- 38436 LA

STIPULATION AND WAIVER

It is hereby stipulated by and between ERNEST EDMOND BRAVO, JR. (hereinafter "Respondent") and Respondent's attorney, John Bishop, and the Complainant, acting by and through James R. Peel, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on September 24, 2012, in this matter:

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

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

5 Respondent hereby admits that the allegations of the Statement of Issues filed against
6 Respondent are true and correct and requests that the Real Estate Commissioner in his discretion
7 issue a restricted real estate salesperson license to Respondent under the authority of Section
8 10156.5 of the Business and Professions Code.

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

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

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

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

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

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

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

12 4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by

13 sending a certified letter to the Commissioner at the Department of Real Estate, Post
14 Office Box 187000, Sacramento, CA 95818-7000. The letter shall set forth the date of
15 Respondent's arrest, the crime for which Respondent was arrested and the name and
16 address of the arresting law enforcement agency. Respondent's failure to timely file
17 written notice shall constitute an independent violation of the terms of the restricted
18 license and shall be grounds for the suspension or revocation of that license.

19
20 June 10, 2013

21 Dated

22 James R. Peel

23 James R. Peel, Counsel
24 Department of Real Estate

25 * * *

26 I have read the Stipulation and Waiver, have discussed it with my counsel, and its terms are
27 understood by me and are agreeable and acceptable to me. I understand that I am waiving rights
given to me by the California Administrative Procedure Act (including but not limited to Sections
11506, 11508, 11509, and 11513 of the Government Code), and I willingly, intelligently, and
voluntarily waive those rights, including the right of a hearing on the Statement of Issues at which I

1 would have the right to cross-examine witnesses against me and to present evidence in defense and
2 mitigation of the charges.

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

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11 _____
Dated

ERNEST EDMOND BRAVO, JR., Respondent

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13 * * *

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15 *I have reviewed the Stipulation and Waiver as to form and content and have advised*
16 *my client accordingly.*

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18 _____
Dated

John Bishop
Attorney for Respondent

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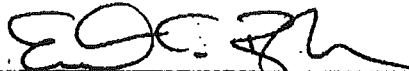
23 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver
24 signed by Respondent. I am satisfied that the hearing for the purpose of requiring further
25 proof as to the honesty and truthfulness of Respondent need not be called and that it will not be
26 inimical to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

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2 mitigation of the charges.

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8 Respondent as if the Department had received the original signed Stipulation and Waiver.

9
10 6-10-13

11 Dated




12 ERNEST EDMOND BRAVO, JR., Respondent

13 ***

14
15 *I have reviewed the Stipulation and Waiver as to form and content and have advised*
16 *my client accordingly.*

17 6-10-13

18 Dated



19 John Bishop
Attorney for Respondent

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21 ///

22 ***

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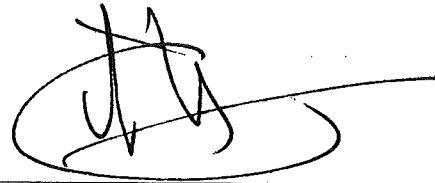
1 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
2 issued to Respondent, if Respondent has otherwise fulfilled all of the statutory requirements for
3 licensure. The restricted license shall be limited, conditioned, and restricted as specified in the
4 foregoing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

5 This Order is effective immediately.

6 IT IS SO ORDERED

July 19, 2013

7 Real Estate Commissioner

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12 **By: JEFFREY MASON**
13 **Chief Deputy Commissioner**
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