

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

3 Telephone: (213) 576-6982

**FILED**

JUL 16 2016

BUREAU OF REAL ESTATE

By *[Signature]*

8 **BUREAU OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

10 \* \* \*

11 *In the Matter of the Application of*

12 **JOCIA M. CASTRO**

14 Respondent.

) No. H- 40190 LA

) **STIPULATION AND WAIVER**

15 I, JOCIA M. CASTRO, Respondent herein, do hereby affirm that I have applied to the Bureau  
16 of Real Estate ("Bureau") for a real estate salesperson license and that to the best of my knowledge  
17 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  
20 Respondent filed by the Bureau on April 5, 2016, in connection with my application for a real estate  
21 salesperson license. I understand that the Real Estate Commissioner ("Commissioner") may hold a  
22 hearing on the Statement of Issues for the purpose of requiring further proof of my honesty and  
23 truthfulness and to prove other allegations therein, or that he may in his discretion waive the  
24 hearing and grant me a restricted real estate salesperson license based upon this Stipulation and  
25 Waiver. I also understand that by filing the Statement of Issues in this matter the Commissioner is  
26 shifting the burden to me to make a satisfactory showing that I meet all the requirements for  
27 issuance of a real estate salesperson license. I further understand that by entering into this

1 Stipulation and Waiver I will be stipulating that the Commissioner has found that I have failed to  
2 make such a showing, thereby justifying the denial of the issuance to me of an unrestricted real  
3 estate salesperson license.

4 I hereby admit that the allegations of the Statement of Issues filed against me are true and  
5 correct and request that the Commissioner in his discretion issue a restricted real estate salesperson  
6 license to me under the authority of Section 10156.5 of the Business and Professions Code (“the  
7 Code”).

8 I am aware that by signing this Stipulation and Waiver, I am waiving my right to a hearing and  
9 the 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  
11 Commissioner. However, I am not waiving my right to a hearing and to further proceedings to  
12 obtain a restricted or unrestricted license if this Stipulation and Waiver is not accepted by the  
13 Commissioner.

14 I agree that by signing this Stipulation and Waiver, the conditions, limitations, and restrictions  
15 imposed on my restricted license, identified below, may be removed only by filing a Petition for  
16 Removal of Restrictions (“Petition”) with the Commissioner, and that my Petition must follow the  
17 procedures set forth in Government Code Section 11522.

18 I further understand that the restricted license issued to me shall be subject to all of the  
19 provisions of Section 10156.7 of the Code and to the following limitations, conditions and  
20 restrictions imposed under authority of Section 10156.6 of the Code:

- 21 1. The restricted license shall not confer any property right in the privileges to be exercised  
22 including the right of renewal, and the Commissioner may by appropriate order suspend  
23 the right to exercise any privileges granted under the restricted license in the event of:
  - 24 a. Respondent’s conviction (including a plea of nolo contendere) of a crime which  
25 bears a substantial relationship to Respondent’s fitness or capacity as a real estate  
26 licensee; or

- 1            b. The receipt of evidence that Respondent has violated provisions of the California  
2            Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner or  
3            conditions attaching to the restricted license.
- 4            2. Respondent shall not be eligible to petition for the issuance of an unrestricted real estate  
5            license nor the removal of any of the conditions, limitations, or restrictions attaching to  
6            the restricted license until three years have elapsed from the date of issuance of the  
7            restricted license to Respondent. Respondent shall not be eligible to apply for any  
8            unrestricted licenses until all restrictions attaching to the license have been removed.
- 9            3. With the application for license, or with the application for transfer to a new employing  
10           broker, Respondent shall submit a statement signed by the prospective employing broker  
11           on a form approved by the Bureau wherein the employing broker shall certify as follows:
- 12           a. That the broker has read the Statement of Issues which is the basis for the issuance  
13           of the restricted license; and
- 14           b. That the broker will carefully review all transaction documents prepared by the  
15           restricted licensee and otherwise exercise close supervision over the licensee's  
16           performance of acts for which a license is required.
- 17           4. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by  
18           sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office  
19           Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of  
20           Respondent's arrest, the crime for which Respondent was arrested and the name and  
21           address of the arresting law enforcement agency. Respondent's failure to timely file  
22           written notice shall constitute an independent violation of the terms of the restricted  
23           license and shall be grounds for the suspension or revocation of that license.

24           Respondent has read this Stipulation and Waiver and its terms are understood by Respondent,  
25           and agreeable and acceptable to Respondent. Respondent understands that Respondent is waiving  
26           rights given to Respondent by the Administrative Procedure Act (including, but not limited to,  
27           Government Code sections 11504, 11506, 11508, 11509, and 11513), and willingly, intelligently,

1 and voluntarily waives those rights, including, but not limited to, the right to a hearing on a  
2 Statement of Issues at which Respondent would have the right to cross-examine witnesses against  
3 Respondent and to present evidence in defense and mitigation of the charges.

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

10  
11  
12 Dated

JOCIA M. CASTRO, Respondent

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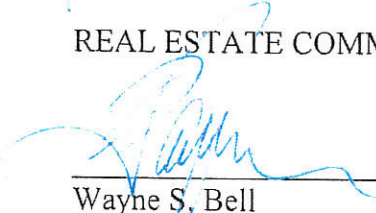
14 I have read the Statement of Issues filed herein and the foregoing Stipulation and Waiver  
15 signed by Respondent. I am satisfied that the hearing for the purpose of requiring further proof as  
16 to the honesty and truthfulness of Respondent need not be called and that it will not be inimical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

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

22 This Order is effective immediately.

23 IT IS SO ORDERED 7/22/2016

24  
25 REAL ESTATE COMMISSIONER

26  
27   
Wayne S. Bell