

FILED

APR 22 2016

BUREAU OF REAL ESTATE

By 

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

4 Telephone: (213) 576-6982
5
6
7

8 **BEFORE THE BUREAU OF REAL ESTATE**

9 **STATE OF CALIFORNIA**

10 * * *

11 In the Matter of the Application of

12 **EDUARDO SANDOVAL**

13 Respondent.

} No. H- 40222 LA

} **STIPULATION AND WAIVER**

14
15 I, EDUARDO SANDOVAL ("Respondent") do hereby affirm that I have applied to the
16 Bureau of Real Estate ("Bureau") for a real estate salesperson license, and that to the best of my
17 knowledge I have satisfied all of the statutory requirements for the issuance of the license,
18 including, but not limited to, the payment of the fee therefor.

19 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
20 Real Estate Commissioner ("Commissioner") has found grounds that justify the denial of the
21 issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to
22 deny the issuance of an unrestricted real estate salesperson license to me pursuant to Sections
23 480(a) and 10177(b) of the Business and Professions Code ("the Code").

24 I hereby request that the Commissioner in his discretion issue a restricted real
25 estate salesperson license to me under the authority of Sections 10100.4 and 10156.5 of the Code.
26 I understand that any such restricted license will be issued subject to the provisions and limitations
27 of Sections 10156.6 and 10156.7 of the Code.

1 I understand that by my signing of this Stipulation and Waiver, provided this Stipulation
2 and Waiver is accepted and signed by the Commissioner, the Commissioner will not file a
3 Statement of Issues based on the grounds herein, and I am waiving my right to a hearing and the
4 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an
5 unrestricted real estate salesperson license.

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

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

- 13 1. The restricted license shall not confer any property right in the privileges to be
14 exercised including the right of renewal, and the Commissioner may by appropriate
15 order suspend the right to exercise any privileges granted under the restricted license in
16 the event of:
 - 17 a. Respondent's conviction (including a plea of nolo contendere) of a crime that
18 bears a substantial relationship to Respondent's fitness or capacity as a real estate
19 licensee; or
 - 20 b. The receipt of evidence that Respondent has violated provisions of the California
21 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner,
22 or conditions attaching to the restricted license.
- 23 2. Respondent shall not be eligible to petition for the issuance of an unrestricted real
24 estate license nor the removal of any of the conditions, limitations, or restrictions
25 attaching to the restricted license until three (3) years have elapsed from the date of
26 issuance of the restricted license to Respondent. Respondent shall not be eligible to
27 apply for any unrestricted licenses until all restrictions attaching to the license have

1 been removed.

- 2 3. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by
3 sending a certified letter to the Commissioner at the Bureau of Real Estate, Post
4 Office Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date
5 of Respondent's arrest, the crime for which Respondent was arrested, and the name
6 and address of the arresting law enforcement agency. Respondent's failure to timely
7 file written notice shall constitute an independent violation of the terms of the
8 restricted license and shall be grounds for the suspension or revocation of that license.
- 9 4. With the application for license or with the application for transfer to a new
10 employing broker, Respondent shall submit a statement signed by the prospective
11 employing broker on a form approved by the Bureau wherein the employing broker
12 shall certify as follows:
- 13 a. That the broker has read the Stipulation and Waiver which is the basis for the
14 issuance of the restricted license; and
- 15 b. That the broker will carefully review all transaction documents prepared by the
16 restricted licensee and otherwise exercise close supervision over the licensee's
17 performance of acts for which a license is required.

18 Respondent has read this Stipulation and Waiver, and its terms are understood by
19 Respondent and are agreeable and acceptable to Respondent. Respondent understands that
20 Respondent is waiving rights given to Respondent by the Administrative Procedure Act
21 (including, but not limited to, Government Code Sections 11504, 11506, 11508, 11509, and
22 11513), and Respondent willingly, intelligently, and voluntarily waives those rights, including, but
23 not limited to, the right to a hearing on a Statement of Issues at which Respondent would have the
24 right to cross-examine witnesses against Respondent and to present evidence in defense and
25 mitigation of the charges.

26 Respondent can signify acceptance and approval of the terms and conditions of this
27 Stipulation and Waiver by faxing a copy of the signature page, as actually signed by Respondent,

1 to the Bureau at the following fax number: (213) 576-6917. Respondent agrees, acknowledges,
2 and understands that by electronically sending to the Bureau a fax copy of Respondent's actual
3 signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Bureau
4 shall be as binding on Respondent as if the Bureau had received the original signed Stipulation
5 and Waiver.

6
7 3/17/2016

8 Dated

Eduardo Sandoval

9 EDUARDO SANDOVAL, Respondent

10 * * *

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

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

19 This Order is effective immediately.

20 IT IS SO ORDERED _____

21
22 REAL ESTATE COMMISSIONER
23
24
25
26
27

1 to the Bureau at the following fax number: (213) 576-6917. Respondent agrees, acknowledges,
2 and understands that by electronically sending to the Bureau a fax copy of Respondent's actual
3 signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by the Bureau
4 shall be as binding on Respondent as if the Bureau had received the original signed Stipulation
5 and Waiver.

6
7
8 Dated

EDUARDO SANDOVAL, Respondent

9 * * *

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

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

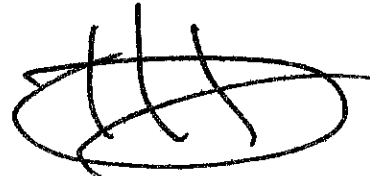
18 This Order is effective immediately.

19
20 IT IS SO ORDERED

April 15, 2016

21 **WAYNE S. BELL**

22 REAL ESTATE COMMISSIONER

23
24 

25 By: JEFFREY MASON
26 Chief Deputy Commissioner
27