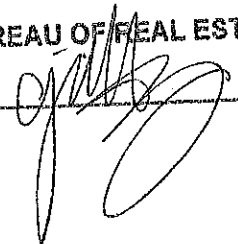


FILED

JAN 26 2017

BUREAU OF REAL ESTATE

By



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

Telephone: (213) 576-6982

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Application of

CARLOS JAVIER COLLAZO

Respondent.

)
) H-40526 LA
)
)
)

)
) STIPULATION AND WAIVER

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

I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the Real Estate Commissioner ("Commissioner") has found grounds that justify the denial of the issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to deny the issuance of an unrestricted real estate salesperson license to me pursuant to Sections 480(a)(1)-(2), 10177(b), and 10177(j) of the Business and Professions Code ("the Code") for the following convictions:

- On or about September 12, 2007: Superior Court of California, County of Los Angeles, Case No. 7EA07551, Violation of Vehicle Code Section 23152(b) (driving with blood alcohol of .08% or higher), a misdemeanor.

- 1 • On or about December 7, 1998: Superior Court of California, County of Los Angeles, Case
2 No. 8SF05981, Violation of Vehicle Code Section 23152(b) (driving with blood alcohol of
3 .08% or higher), a misdemeanor.
- 4 • On or about February 25, 1997: Superior Court of California, County of Los Angeles, Case
5 No. 7GS00122, Violation of Penal Code Section 502.7(a)(5) (use of device to defraud
6 telephone company), a misdemeanor.

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

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

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

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

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

1 licensee; or

2 b. The receipt of evidence that Respondent has violated provisions of the California
3 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or
4 conditions attaching to the restricted license.

5 2. Respondent shall not be eligible to petition for the issuance of an unrestricted real
6 estate license nor the removal of any of the conditions, limitations, or restrictions
7 attaching to the restricted license until two (2) years have elapsed from the date of
8 issuance of the restricted license to Respondent. Respondent shall not be eligible to
9 apply for any unrestricted licenses until all restrictions attaching to the license have
10 been removed.

11 3. Respondent shall notify the Commissioner in writing within 72 hours of any arrest by
12 sending a certified letter to the Commissioner at the Bureau of Real Estate, Post Office
13 Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of
14 Respondent's arrest, the crime for which Respondent was arrested, and the name and
15 address of the arresting law enforcement agency. Respondent's failure to timely file
16 written notice shall constitute an independent violation of the terms of the restricted
17 license and shall be grounds for the suspension or revocation of that license.

18 4. With the application for license or with the application for transfer to a new employing
19 broker, Respondent shall submit a statement signed by the prospective employing
20 broker on a form approved by the Bureau wherein the employing broker shall certify as
21 follows:

22 a. That the broker has read the Stipulation and Waiver which is the basis for the
23 issuance of the restricted license; and

24 ///


25 ///

26 ///

27 ///

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

4
5 1/5/17
6 Dated

7 
8 Michelle Nijm, Counsel
9 Bureau of Real Estate


10 * * *

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

19 Respondent shall send a hard copy of the original signed Stipulation and Waiver to Michelle
20 Nijm, Bureau of Real Estate, 320 W. 4th Street, Suite 350 Los Angeles, CA 90013-1105.

21 In the event of time constraints before an administrative hearing, Respondent can signify
22 acceptance and approval of the terms and conditions of this Stipulation and Waiver by emailing a
23 scanned copy of the signature page, as actually signed by Respondent, to the Bureau counsel
24 assigned to this case. Respondent agrees, acknowledges and understands that by electronically
25 sending the Bureau a scan of Respondent's actual signature as it appears on the Stipulation and
26 Waiver, that receipt of the scan by the Bureau shall be binding on Respondent as if the Bureau had
27 received the original signed Stipulation and Waiver.

28 12/25/16
29 Dated

30 
31 CARLOS JAVIER COLLAZO, Respondent

* * *

1
2 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied that
3 the hearing for the purpose of requiring further proof as to the honesty and truthfulness of
4 Respondent need not be called and that it will not be inimical to the public interest to issue a
5 restricted real estate salesperson license to Respondent.

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

10
11 This Order is effective immediately.

12 IT IS SO ORDERED

1/18/17

13 WAYNE S. BELL
14 REAL ESTATE COMMISSIONER

15
16 

17 By: DANIEL J. SANDRI
18 Chief Deputy Commissioner