

1 Bureau of Real Estate  
320 W. 4th Street, Suite 350  
2 Los Angeles, CA 90013-1105  
3 Telephone: (213) 576-6982

**FILED**

JUN - 1 2017

BUREAU OF REAL ESTATE

By *A. Selvin*

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BEFORE THE BUREAU OF REAL ESTATE  
STATE OF CALIFORNIA

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11 In the Matter of the Application of  
12 KELLY MARIE WOLFF,  
13 Respondent.

No. H- 40655 LA

**STIPULATION AND WAIVER**

(B&P 10100.4)

15 I, KELLY MARIE WOLFF ("Respondent"), do hereby affirm that I have applied to the  
16 Bureau of Real Estate for a real estate salesperson license, and that to the best of my knowledge I  
17 have satisfied all of the statutory requirements for the issuance of the license, including, but not  
18 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 has found grounds that justify the denial of the issuance of an  
21 unrestricted real estate salesperson license to me. I agree that there are grounds to deny the  
22 issuance of an unrestricted real estate salesperson license to me pursuant to California Business  
23 and Professions Code ("Code") sections 480(a)(1) and 10177(b) for the following convictions:

- 24 • June 28, 2002: California Health and Safety Code section 11377(a) (possession of  
25 controlled substance), a misdemeanor;
- 26 • July 15, 2002: California Penal Code section 496(a) (receiving stolen property), a  
27 misdemeanor;

1 I hereby request that the Real Estate Commissioner in his discretion issue a restricted real  
2 estate salesperson license to me under the authority of Sections 10100.4 and 10156.5 of the  
3 Code. I understand that any such restricted license will be issued subject to the provisions of and  
4 limitations of Sections 10156.6 and 10156.7 of the Code.

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

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

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

17 1. The license shall not confer any property right in the privileges to be exercised

18 including the right of renewal, and the Real Estate Commissioner may by appropriate  
19 order suspend the right to exercise any privileges granted under this restricted license  
20 in the event of:

21 a. Respondent’s conviction (including a plea of nolo contendere) of a crime that

22 bears a substantial relationship to Respondent’s fitness or capacity as a real  
23 estate licensee; or

24 b. The receipt of evidence that Respondent has violated provisions of the

25 California Real Estate Law, the Subdivided Lands Law, Regulations of the Real  
26 Estate Commissioner, or conditions attaching to this restricted license.

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1 Respondent has read the Stipulation and Waiver, and its terms are understood by  
2 Respondent and are agreeable and acceptable to Respondent. Respondent understands that  
3 Respondent is waiving rights given to Respondent by the California Administrative Procedure  
4 Act (including, but not limited to, California Government Code Sections 11504, 11506, 11508,  
5 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,  
6 including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent  
7 would have the right to cross-examine witnesses against Respondent and to present evidence in  
8 defense and mitigation of the charges.

9 Respondent shall send a hard copy of the original signed Stipulation and Waiver to:  
10 Judith B. Vasan, Bureau of Real Estate, 320 West Fourth St, Ste 350, Los Angeles, CA, 90013.

11 Respondent agrees, acknowledges and understands that by signing this Stipulation and  
12 Waiver she is bound by its terms as of the date of such signature and that such agreement is not  
13 subject to rescission or amendment at a later date except by a separate Decision and Order of the  
14 Real Estate Commissioner.

15  
16 4-28-2017

Dated

Kelly Marie Wolff  
17 KELLY MARIE WOLFF, Respondent

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

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

5            This Order is effective immediately.

6 IT IS SO ORDERED

5/24/17

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8            WAYNE S. BELL  
9            REAL ESTATE COMMISSIONER

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12            By: DANIEL J. SANDRI  
13            Chief Deputy Commissioner

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