

FILED

FEB - 1 2016

DEPT. OF REAL ESTATE

By 

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11	In the Matter of the Application of)	No. H- 41290 LA
12	Edhis Lizzeth Urquia,)	<u>STIPULATION AND WAIVER</u>
13)	
14	Respondent.)	

15 I, Edhis Lizzeth Urquia ("Respondent"), do hereby affirm that I have applied to the
16 Department of Real Estate 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 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 sections 475(a)(1), 475(a)(2), 480(a), 480(d), 10177(a), and 10177(b) due
24 to the following convictions and my failure to reveal the following convictions: on or about
25 August 28, 1990, in the Superior Court of California, County of Los Angeles, case no.
26 90V11736, I was convicted of violating California Vehicle Code section 20002(a) (hit and run

1 with property damage) and California Penal Code section 415 (fighting in public), both
2 misdemeanors; and on or about March 3, 1994, in the Superior Court of California, County of
3 Los Angeles, case no. LA016135, I was convicted of violating California Penal Code section
4 10851 (vehicle theft), a felony.¹

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

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

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

19 I further understand that the following conditions, limitations, and restrictions will attach
20 to a restricted real estate salesperson license issued by the Department of Real Estate pursuant
21 hereto:

- 22 1. The license shall not confer any property right in the privileges to be exercised
23 including the right of renewal, and the Real Estate Commissioner may by
24

25 ¹ On or about March 13, 1997, Respondent's 1994 conviction was reduced to a misdemeanor.
26 On or about April 23, 1997, Respondent's 1994 conviction was expunged pursuant to California
27 Penal Code section 1203.4.

1 appropriate order suspend the right to exercise any privileges granted under this
2 restricted license in the event of:

3 a. Respondent's conviction (including a plea of nolo contendere) of a crime
4 that bears a substantial relationship to Respondent's fitness or capacity as
5 a real estate licensee; or

6 b. The receipt of evidence that Respondent has violated provisions of the
7 California Real Estate Law, the Subdivided Lands Law, Regulations of
8 the Real Estate Commissioner, or conditions attaching to this restricted
9 license.

10 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real
11 estate license nor the removal of any of the conditions, limitations, or restrictions
12 attaching to the restricted license until two (2) years have elapsed from the date
13 of issuance of the restricted license to Respondent.

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

22 4. With the application for license or with the application for transfer to a new
23 employing broker, Respondent shall submit a statement signed by the prospective
24 employing broker on a form approved by the Department of Real Estate, such as
25 the Prospective Employing Broker Certification (RE 552), wherein the
26 employing broker shall certify as follows:
27

1 Department of Real Estate shall be as binding on Respondent as if the Department of Real
2 Estate had received the original signed Stipulation and Waiver.

3
4 DATED: 1/11/19


5 Edhis Lizzeth Urquia, Respondent

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

10 Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be
11 issued to Respondent Edhis Lizzeth Urquia if Respondent has otherwise fulfilled all of the
12 statutory requirements for licensure. The restricted salesperson license shall be limited,
13 conditioned, and restricted as specified in the foregoing Stipulation and Waiver.

14 This Order is effective immediately.

15 IT IS SO ORDERED January 29, 2019.

17 DANIEL J. SANDRI
18 ACTING REAL ESTATE COMMISSIONER

19
20 