

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

FILED

MAR 09 2020

DEPT. OF REAL ESTATE

By *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of)
12 RANA WILLIAM ALHILO,) H-41629 LA
13 Respondent.)
14 STIPULATION AND WAIVER
15)

16 I, Rana William Alhilo (“Respondent”), do hereby affirm that I have applied to the
17 Department of Real Estate (“Department”) for a real estate salesperson license, and that to the best
18 of my knowledge I have satisfied all of the statutory requirements for the issuance of the license,
19 including, but not limited to, the payment of the fee therefor.

20 I acknowledge that by entering into this Stipulation and Waiver, I am stipulating that the
21 Real Estate Commissioner (“Commissioner”) has found grounds that justify the denial of the
22 issuance of an unrestricted real estate salesperson license to me. I agree that there are grounds to
23 deny the issuance of an unrestricted real estate salesperson license to me pursuant to Business and
24 Professions Code (“Code”) section 10177(b) for the following convictions and my failure to
25 disclose all my convictions in my application pursuant to Code section 10177(a):

- 26 • August 22, 2002: violation of California Vehicle Code section 23152(a) (driving under
27 the influence of alcohol), a misdemeanor; and

- 1 • June 24, 2014: violation of California Penal Code section 484(a) (petty theft), a
2 misdemeanor.

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

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

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

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

- 19 1. The restricted license shall not confer any property right in the privileges to be exercised
20 including the right of renewal, and the Commissioner may by appropriate order suspend
21 the right to exercise any privileges granted under the restricted license in the event of:
- 22 a. Respondent's conviction (including a plea of nolo contendere) of a crime that
23 bears a substantial relationship to Respondent's fitness or capacity as a real estate
24 licensee; or
 - 25 b. The receipt of evidence that Respondent has violated provisions of the California
26 Real Estate Law, the Subdivided Lands Law, Regulations of the Commissioner, or
27 conditions attaching to the restricted license.

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

23
24 2-6-2020

25 Dated _____

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Judith B. Vasan, Counsel
Department of Real Estate

