

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

**FILED**

**MAR 18 2022**

**DEPT. OF REAL ESTATE**  
By John Aguirre

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7  
8 **BEFORE THE DEPARTMENT OF REAL ESTATE**  
9 **STATE OF CALIFORNIA**

10 \* \* \*

11 In the Matter of the Application of ) No. H-42100 LA  
12 )  
13 HEDDY SARAGIH, )  
14 ) **STIPULATION AND WAIVER**  
Respondent. )

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

19 I acknowledge that I have received and read the Statement of Issues and Statement to  
20 Respondent filed by the Department on or about September 22, 2021, in connection with my  
21 application for a real estate salesperson license. I understand that the Commissioner may hold a  
22 hearing and grant me a restricted real estate salesperson license based upon this Stipulation and  
23 Waiver. I also understand that by filing the Statement of Issues in this matter the Commissioner  
24 is shifting the burden to me to make a satisfactory showing that I meet all the requirements for  
25 issuance of a real estate salesperson license. I further understand that by entering into this  
26 Stipulation and Waiver I will be stipulating that the Commissioner has found that I have failed  
27 to make such a showing, thereby justifying the denial of the issuance to me of an unrestricted

1 real estate salesperson license.

2 I hereby admit that the allegations in the Statement of Issues filed against me are true  
3 and correct and request that the Commissioner in his discretion issue a restricted real estate  
4 salesperson license to me under the authority of California Business and Professions Code  
5 section 10156.5.

6 I am aware that by signing this Stipulation and Waiver, and if this Stipulation and  
7 Waiver is accepted by the Commissioner, I am waiving my right to a hearing and the  
8 opportunity to present evidence at the hearing to establish my rehabilitation in order to obtain an  
9 unrestricted real estate salesperson license. I am not waiving my right to a hearing and to further  
10 proceedings to obtain a restricted or unrestricted license if this Stipulation and Waiver is not  
11 accepted by the Commissioner.

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  
15 must follow the procedures set forth in California Government Code section 11522.

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

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

27 ///

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

5       2.     Respondent shall not be eligible to apply 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 **one (1) year** has elapsed from the date of  
8             issuance of the restricted license to Respondent. Respondent shall not be eligible  
9             to apply for any unrestricted licenses until all restrictions attaching to the license  
10            have been removed.

11    3.     With the application for license or with the application for transfer to a new  
12            employing broker, Respondent shall submit a statement signed by the prospective  
13            employing broker on a form approved by the Department of Real Estate, such as  
14            the Restricted Salesperson Change Application (RE 214A), wherein the  
15            employing broker shall certify as follows:

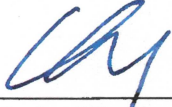
16           a.     That broker has read the Stipulation and Waiver which is the basis for the  
17                    issuance of the restricted license; and

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

21    4.     Respondent shall notify the Real Estate Commissioner in writing within 72 hours  
22            of any arrest by sending a certified letter to the Real Estate Commissioner at the  
23            Department of Real Estate, Post Office Box 137013, Sacramento, CA 95813-  
24            7013. The letter shall set forth the date of Respondent's arrest, the crime for  
25            which Respondent was arrested, and the name and address of the arresting law  
26            enforcement agency. Respondent's failure to timely file written notice shall  
27

1 constitute an independent violation of the terms of the restricted license and shall  
2 be grounds for the suspension or revocation of that license.

3  
4 DATED: 02/08/2022

  
Kathy Yi, Counsel  
Department of Real Estate

6 \* \* \*

7  
8 Respondent has read this Stipulation and Waiver, and its terms are understood by  
9 Respondent and are agreeable and acceptable to Respondent. Respondent understands that  
10 Respondent is waiving rights given to Respondent by the California Administrative Procedure  
11 Act (including, but not limited to, California Government Code sections 11504, 11506, 11508,  
12 11509, and 11513), and Respondent willingly, intelligently, and voluntarily waives those rights,  
13 including, but not limited to, the right to a hearing on a Statement of Issues at which Respondent  
14 would have the right to cross-examine witnesses against Respondent and to present evidence in  
15 defense and mitigation of the charges.

16 Respondent agrees, acknowledges and understands that by signing this Stipulation and  
17 Waiver he is bound by its terms as of the date of such signature and that such agreement is not  
18 subject to rescission or amendment at a later date except by a separate Decision and Order of the  
19 Commissioner.

20 Respondent can signify acceptance and approval of the terms and conditions of this  
21 Stipulation and Waiver by sending a hard copy of the original signed signature page(s) of the  
22 Stipulation herein to Kathy Yi, Legal Section, Department of Real Estate, 320 W. Fourth Street,  
23 Suite 350, Los Angeles, California, 90013-1105.

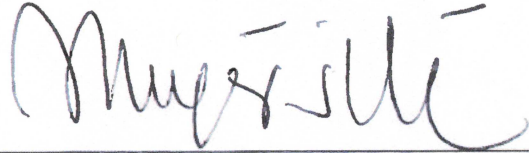
24 Respondent can, alternatively, signify acceptance and approval of the terms and  
25 conditions of this Stipulation and Waiver by emailing a scanned copy of the signature page, as  
26 actually signed by Respondent, to the Department counsel assigned to this case. Respondent  
27 agrees, acknowledges and understands that by electronically sending the Department a scan of



Respondent's actual signature as it appears on the Stipulation and Waiver that receipt of the scan by the Department shall be binding on Respondent as if the Department had received the original signed Stipulation and Waiver.

DATED:

1/31/2022



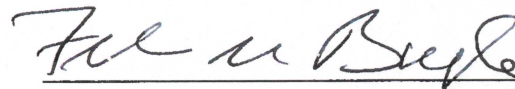
HEDDY SARAGIH, Respondent

\* \* \*

I have reviewed the Stipulation and Waiver as to form and content, and have advised my client accordingly.

DATED:

2-2-22



Frank M. Buda,  
Counsel for Respondent

\* \* \*

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

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

This Order is effective immediately.

IT IS SO ORDERED

2-25-22

, 2022.

DOUGLAS R. McCAULEY  
REAL ESTATE COMMISSIONER

