

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

4 Telephone: (213) 576-6982

**FILED**

**APR 08 2024**

**DEPT. OF REAL ESTATE**

By \_\_\_\_\_

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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-42817 LA  
12 YENNIE P. RIVERA, ) **STIPULATION AND WAIVER**  
13 Respondent. )  
14 \_\_\_\_\_ )

15 I, Yennie P. Rivera ("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)(2), 480(a), and 10177(b) because on or about December  
24 16, 2002, in the United States District Court, Central District of California, case no. CR 01-  
25 1263-DT, Respondent was convicted of violating 18 U.S.C. Section 472 (possession of  
26 counterfeit securities of the United States with the intent to defraud), a felony.  
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1 I hereby request that the Real Estate Commissioner in her discretion issue a restricted  
2 real estate salesperson license to me under the authority of California Business and Professions  
3 Code sections 10100.4 and 10156.5. I understand that any such restricted license will be issued  
4 subject to the provisions of and limitations of California Business and Professions Code  
5 sections 10156.6 and 10156.7.

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

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

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

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

2. Respondent shall not be eligible to apply for the issuance of an unrestricted real estate license nor the removal of any of the conditions, limitations, or restrictions attaching to the restricted license until three (3) years have elapsed from the date of issuance of the restricted license to Respondent.
3. Respondent shall notify the Real Estate Commissioner in writing within 72 hours of any arrest by sending a certified letter to the Real Estate Commissioner at the Department of Real Estate, P.O. Box 137013, Sacramento, CA 95813-7013. The letter shall set forth the date of Respondent's arrest, the crime for which Respondent was arrested, and the name and address of the arresting law enforcement agency. Respondent's failure to timely file written notice shall constitute an independent violation of the terms of the restricted license and shall be grounds for the suspension or revocation of that license.
4. With the application for license or with the application for transfer to a new employing broker, Respondent shall submit a statement signed by the prospective employing broker on a form approved by the Department of Real Estate, such as the Prospective Employing Broker Certification (RE 552), wherein the employing broker shall certify as follows:
  - a. That broker has read the Stipulation and Waiver which is the basis for the issuance of the restricted license; and
  - b. That broker will carefully review all transaction documents prepared by the restricted licensee and otherwise exercise close supervision over the licensee's performance of acts for which a license is required.

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1 DATED: 02/08/2024

2 [REDACTED]  
Diane Lee, Counsel  
Department of Real Estate

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

12 Respondent shall send a hard copy of the original signed Stipulation and Waiver to  
13 Diane Lee, Department of Real Estate, 320 West 4th St., Ste. 350, Los Angeles, CA 90013-  
14 1105. In the event of time constraints before an administrative hearing, Respondent can signify  
15 acceptance and approval of the terms and conditions of this Stipulation and Waiver by faxing a  
16 copy of its signature page, as actually signed by Respondent, to the Department of Real Estate  
17 at the following telephone/fax number: (213) 576-6917. Respondent agrees, acknowledges, and  
18 understands that by electronically sending to the Department of Real Estate a fax copy of his  
19 actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by  
20 the Department of Real Estate shall be as binding on Respondent as if the Department of Real  
21 Estate had received the original signed Stipulation and Waiver.

22  
23 DATED: \_\_\_\_\_

YENNIE P. RIVERA, Respondent

24  
25 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied  
26 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of  
27

1 DATED: \_\_\_\_\_

Diane Lee, Counsel  
Department of Real Estate

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

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19 actual signature as it appears on the Stipulation and Waiver, that receipt of the faxed copy by  
20 the Department of Real Estate shall be as binding on Respondent as if the Department of Real  
21 Estate had received the original signed Stipulation and Waiver.

22  
23 DATED: 2/8/24

  
YENNY T. RIVERA, Respondent

24  
25 I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied  
26 that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of  
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1 Respondent need not be called and that it will not be inimical to the public interest to issue a  
2 restricted real estate salesperson license to Respondent.

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

7 This Order is effective immediately.

8 IT IS SO ORDERED 4/2/2024.

9 CHIKA SUNQUIST  
10 REAL ESTATE COMMISSIONER

