

FILED

MAR 25 2025

DEPT. OF REAL ESTATE

By



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Accusation of:

) DRE No. H-42869 LA

)  
) **STUDENT LEASING SERVICES, INC.,**

) Respondent.

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 03, 2024, an Accusation was filed in this matter against Respondent  
STUDENT LEASING SERVICES, INC. ("Respondent").

On March 4, 2025, Respondent petitioned the Commissioner to voluntarily  
surrender its real estate broker (corporation) license pursuant to Section 10100.2 of the Business  
and Professions Code.

IT IS HEREBY ORDERED that Respondent STUDENT LEASING SERVICES,  
INC. 's petition for voluntary surrender of its real estate broker (corporation) license is accepted as  
of the effective date of this Order as set forth below, based upon the understanding and agreement  
expressed in Respondent's Declaration dated March 4, 2025 (attached as Exhibit "A" hereto).  
Respondent's license certificate and pocket card shall be sent to the below-listed address so that  
they reach the Department of Real Estate on or before the effective date of this Order:

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DEPARTMENT OF REAL ESTATE  
Attention: Licensing Flag Section  
651 Bannon Street  
P. O. Box 504  
Sacramento, CA 95811

This Order shall become effective at 12 o'clock noon on 4/24/2025.

DATED: 3/19/2025

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER


  
By: Marcus L. McCarther  
Chief Deputy Real Estate Commissioner

Exhibit "A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of ) DRE No. H-42869 LA  
STUDENT LEASING SERVICES, INC., )  
Respondent. )

DECLARATION

My name is John Stephen Semione. I have license rights with respect to my real estate broker license and I am the designated licensed officer of record authorized to act on behalf of real estate broker (corporation) STUDENT LEASING SERVICES, INC., which is currently licensed as a real estate broker (corporation) and/or has license rights with respect to said license. STUDENT LEASING SERVICES, INC. is representing itself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to, on behalf of STUDENT LEASING SERVICES, INC., voluntarily surrender its real estate license(s) issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering its license(s), STUDENT LEASING

1 SERVICES, INC. may be relicensed as a broker, or issued a new mortgage loan originator  
2 endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the Government  
3 Code. I also understand that by so voluntarily surrendering its license(s), I agree to the following  
4 on behalf of STUDENT LEASING SERVICES, INC.:

5 1. The filing of this Declaration shall be deemed as STUDENT LEASING  
6 SERVICES, INC.'s petition for voluntary surrender.

7 2. It shall also be deemed to be an understanding and agreement that  
8 STUDENT LEASING SERVICES, INC.'s waives all rights it has to require the Commissioner to  
9 prove the allegations contained in the Accusation filed in this matter at a hearing held in accordance  
10 with the provisions of the Administrative Procedure Act (Government Code Sections 11400 et  
11 seq.), and that it also waives other rights afforded to it in connection with the hearing such as the  
12 right to discovery, the right to present evidence in defense of the allegations in the Accusation and  
13 the right to cross-examine witnesses.


14 3. I further agree that upon acceptance by the Commissioner, as evidenced by  
15 an appropriate order, all affidavits and all relevant evidence obtained by the Department in this  
16 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed  
17 in the Department Case No. H-42869 LA, may be considered by the Department to be true and  
18 correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to  
19 Government Code Section 11522.

20 4. Upon application for relicensure or reinstatement, I, on behalf of STUDENT  
21 LEASING SERVICES, INC., further agree that it will pay, pursuant to Business and Professions  
22 Code Section 10106, for the Commissioner's reasonable cost for the investigation and enforcement  
23 which led to this action. I am aware that the Department's reasonable investigation and  
24 enforcement costs incurred in the instant case total \$3,943.60. I am aware that if STUDENT  
25 LEASING SERVICES, INC. petitions for reinstatement of its license(s) and/or endorsement(s) in  
26 the future, that payment of its one-half share of the Department's reasonable investigation and  
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1 enforcement costs incurred in the instant case, which is \$1,971.80, will be a condition of  
2 reinstatement.

3 5. I, on behalf of STUDENT LEASING SERVICES, INC., freely and  
4 voluntarily surrender all of its licenses and license rights under the Real Estate Law.

5 I declare under penalty of perjury under the laws of the State of California that the  
6 above is true and correct and that this declaration was executed MAR 4, 20 25 at  
7 WHITTIER, California.

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12 STUDENT LEASING SERVICES, INC.  
13 By: John Stephen Semione, Designated Officer  
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**FILED**

MAR 25 2025

DEPT. OF REAL ESTATE

By

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

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In the Matter of the Accusation of:

**JOHN STEPHEN SEMIONE,**

Respondent.

) DRE No. H-42869 LA  
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)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 03, 2024, an Accusation was filed in this matter against Respondent JOHN STEPHEN SEMIONE ("Respondent").

On March 4, 2025, Respondent petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent JOHN STEPHEN SEMIONE's petition for voluntary surrender of his real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated March 4, 2025 (attached as Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below-listed address so that they reach the Department of Real Estate on or before the effective date of this Order:

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DEPARTMENT OF REAL ESTATE

Attention: Licensing Flag Section

651 Bannon Street

P. O. Box 504

Sacramento, CA 95811

This Order shall become effective at 12 o'clock noon on 4/24/2025.

DATED: 3/19/2025

CHIKA SUNQUIST  
REAL ESTATE COMMISSIONER

  
By: Marcus L. McCarther  
Chief Deputy Real Estate Commissioner

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of ) DRE No.H-42869 L.A.  
JOHN STEPHEN SEMIONE, )  
Respondent. )

DECLARATION

My name is JOHN STEPHEN SEMIONE, and I am currently licensed as a real estate broker and/or have license rights with respect to said license. I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license(s) issued by the Department of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

I understand that by so voluntarily surrendering my license(s), I may be relicensed as a broker or a salesperson, or issued a new mortgage loan originator endorsement, only by petitioning for reinstatement pursuant to Section 11522 of the Government Code. I also understand that by so voluntarily surrendering my license(s), I agree to the following:



1                   1.     The filing of this Declaration shall be deemed as my petition for voluntary  
2     surrender.

3                   2.     It shall also be deemed to be an understanding and agreement by me that I  
4     waive all rights I have to require the Commissioner to prove the allegations contained in the  
5     Accusation filed in this matter at a hearing held in accordance with the provisions of the  
6     Administrative Procedure Act (Government Code Sections 11400 et seq.), and that I also waive  
7     other rights afforded to me in connection with the hearing such as the right to discovery, the right to  
8     present evidence in defense of the allegations in the Accusation and the right to cross-examine  
9     witnesses.

10                  3.     I further agree that upon acceptance by the Commissioner, as evidenced by  
11     an appropriate order, all affidavits and all relevant evidence obtained by the Department in this  
12     matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation filed  
13     in the Department Case No. H-42869 LA, may be considered by the Department to be true and  
14     correct for the purpose of deciding whether to grant relicensure or reinstatement pursuant to  
15     Government Code Section 11522.

16                  4.     Upon application for relicensure or reinstatement, I further agree that I will  
17     pay, pursuant to Business and Professions Code Section 10106, for the Commissioner's reasonable  
18     cost for the investigation and enforcement which led to this action. I am aware that the  
19     Department's reasonable investigation and enforcement costs incurred in the instant case total  
20     \$3,943.60. I am aware that if I petition for reinstatement of its license(s) and/or endorsement(s) in  
21     the future, that payment of my one-half share of the Department's reasonable investigation and  
22     enforcement costs incurred in the instant case, which is \$1,971.80, will be a condition of  
23     reinstatement.

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5. I freely and voluntarily surrender all my licenses and license rights under the Real Estate Law.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that this declaration was executed MARCH 4, 2025, at WHITTIER, California.

JO