

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

4 Telephone: (213) 576-6982

**FILED**

JUL 24 2025

DEPT OF REAL ESTATE

By—

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8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Application of )

No. H-43126 LA

12 Stephen William Hill, )

**STIPULATION AND WAIVER**

13 Respondent. )

(B&P 10100.4)

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15 I, Stephen William Hill ("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) based on the following felony  
24 convictions in the Superior Court of California, County of Riverside: on or about August 8,  
25 2006, in case no. RIF131623, I was convicted of violating California Vehicle Code section  
26 10851(a) (taking vehicle without owner consent); on or about January 20, 2007, in case no.

1 RIF132838, I was convicted of violating California Penal Code section 496(a) (receiving stolen  
2 property); and on or about April 2, 2010, in case no. RIF152661, I was convicted of violating  
3 California Penal Code section 459 (burglary).

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

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

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

- 17 1. The license shall not confer any property right in the privileges to be exercised  
18 including the right of renewal, and the Real Estate Commissioner may by  
19 appropriate order suspend the right to exercise any privileges granted under this  
20 restricted license in the event of:
  - 21 a. The conviction of Respondent (including a plea of nolo contendere) to a  
22 crime that bears a substantial relationship to Respondent's fitness or  
23 capacity as a real estate licensee; or
  - 24 b. The receipt of evidence that Respondent has violated provisions of the  
25 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. I 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 two (2) years have elapsed from the date of issuance of the restricted license to Respondent.
3. I 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, 651 Bannan St., Ste. 504, Sacramento, CA 95811. 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, I shall submit a statement signed by the prospective employing broker on a form approved by the Department of Real Estate, such as the Restricted Salesperson Change Application (RE 214A), 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  
2 DATED: 06/27/2025

3 [REDACTED]  
4 Diane Lee, Counsel  
5 Department of Real Estate

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

13 6. Respondent can signify acceptance and approval of the terms and conditions of  
14 this Stipulation and Waiver by e-mailing a copy of its signature page, as actually signed by  
15 Respondent, to the Department of Real Estate. Respondent agrees, acknowledges, and  
16 understands that by e-mailing his actual signature as it appears on the Stipulation and Waiver to  
17 the Department of Real Estate, that receipt of the faxed copy by the Department of Real Estate  
18 shall be as binding on Respondent as if the Department of Real Estate had received the original  
19 signed Stipulation and Waiver.

20  
21 DATED: 6-27-25

22 [REDACTED]  
23 Stephen William Hill, Respondent

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

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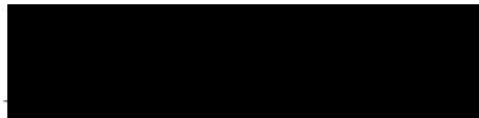
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1       Therefore, IT IS HEREBY ORDERED that a restricted real estate salesperson license be  
2 issued to Respondent Stephen William Hill if Respondent has otherwise fulfilled all of the  
3 statutory requirements for licensure. The restricted salesperson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

5       This Order is effective immediately.

6       IT IS SO ORDERED July 16, 2025.

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8                   CHIKA SUNQUIST  
9                   REAL ESTATE COMMISSIONER

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