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

Telephone: (213) 576-6982

FILED

AUG 26 2025

DEPT. OF REAL ESTATE

By [redacted]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of DANNY C. HSU, Respondent.	No. H-43128 LA **STIPULATION AND WAIVER**

It is hereby stipulated by and between DANNY C. HSU (hereinafter "Respondent"), representing himself, and the Complainant, acting by and through Diane Lee, Counsel for the Department of Real Estate, as follows for the purpose of settling and disposing of the Statement of Issues filed on June 19, 2025 in this matter:

Respondent acknowledges that Respondent has received and read the Statement of Issues and the Statement to Respondent filed by the Department of Real Estate in connection with Respondent's application for a real estate salesperson license. Respondent understands that the Real Estate Commissioner may hold a hearing on the Statement of Issues for the purpose of requiring further proof of Respondent's honesty and truthfulness and to prove other allegations therein, or that the Commissioner may in her discretion waive the hearing and grant Respondent a restricted real estate salesperson license based upon this Stipulation and Waiver. Respondent also understands that by filing the Statement of Issues in this matter the Real Estate

Commissioner is shifting the burden to Respondent to make a satisfactory showing that Respondent meets all the requirements for issuance of a real estate salesperson license. Respondent further understands that by entering into this Stipulation and Waiver, Respondent will be stipulating that the Real Estate Commissioner has found that Respondent has failed to make such a showing, thereby justifying the denial of the issuance to Respondent of an unrestricted real estate salesperson license.

Respondent hereby admits that the allegations in the Statement of Issues filed against Respondent are true and correct, and requests that the Real Estate Commissioner in her discretion issue a restricted real estate salesperson license to Respondent under the authority of California Business and Professions Code section 10156.5.

Respondent is aware that by signing this Stipulation and Waiver, Respondent is waiving Respondent's right to a hearing and the opportunity to present evidence at the hearing to establish Respondent's rehabilitation in order to obtain an unrestricted real estate salesperson license if this Stipulation and Waiver is accepted by the Real Estate Commissioner. However, Respondent is not waiving Respondent's right to a hearing and to further proceedings to obtain a restricted or unrestricted license of this Stipulation and Waiver is not accepted by the Commissioner.

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

Respondent further understands that the restricted license issued to Respondent shall be subject to all of the provisions of California Business and Professions Code section 10156.7 and to the following conditions, limitations, and restrictions imposed under authority of California Business and Professions Code section 10156.6:

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1. The restricted license shall not confer any property right in the privileges to be exercised including the right of renewal, and the Real Estate Commissioner may by appropriate order suspend the right to exercise any privileges granted under this restricted license in the event of:

   a. Respondent's conviction (including a plea of nolo contendere) to a crime that bears a substantial relationship to Respondent's fitness or capacity as a real estate licensee; or

   b. The receipt of evidence that Respondent has violated provisions of the California Real Estate Law, the Subdivided Lands Law, Regulations of 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. Respondent shall not be eligible to apply for any unrestricted licenses until all restrictions attaching to the license have been removed.

3. 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 Restricted Salesperson Change Application (RE 214A), wherein the employing broker shall certify as follows:

   a. That broker has read the Statement of Issues 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.

4. 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, 651 Bannon Street, Suite 504, Sacramento, California 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.

DATED: 07/25/2025

[redacted]
Diane Lee, Counsel
Department of Real Estate

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

Respondent shall mail the original signed signature page of this Stipulation herein to Department of Real Estate, Attention: Legal Section – Diane Lee, 320 West Fourth Street, Suite 350, Los Angeles, California 90013-1105.

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In the event of time constraints before an administrative hearing, Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Waiver by emailing a scanned copy of the signature page, as actually signed by Respondent, to the Department of Real Estate counsel assigned to this case. Respondent agrees, acknowledges, and understands that by electronically sending the Department of Real Estate a scan of Respondent's actual signature as it appears on the Stipulation and Waiver that receipt of the scan by the Department of Real Estate shall be binding on Respondent as if the Department of Real Estate had received the original signed Stipulation and Waiver.

DATED: 7/25/25

[redacted]

DANNY C. HSU
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 DANNY C. HSU 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 August 21, 2025.

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

[redacted]