



1 Stipulation and Agreement.

2           2. Respondent has received, read and understands the  
3 Statement to Respondent, the Discovery Provisions of the APA and  
4 the Accusation filed by the Department of Real Estate in this  
5 proceeding.

6           3. Respondent, pursuant to the limitations set forth  
7 below, hereby admits that the factual allegations of the  
8 Accusation filed in this proceeding are true and correct and the  
9 Real Estate Commissioner shall not be required to provide  
10 further evidence of such allegations.

11           4. It is understood by the parties that the Real  
12 Estate Commissioner may adopt the Stipulation and Agreement as  
13 his Decision in this matter, thereby imposing the penalty and  
14 sanctions on Respondent's real estate license and license rights  
15 as set forth in the below "Order". In the event that the  
16 Commissioner in his discretion does not adopt the Stipulation  
17 and Agreement, it shall be void and of no effect, and Respondent  
18 shall retain the right to a hearing and proceeding on the  
19 Accusation under all the provisions of the APA and shall not be  
20 bound by any admission or waiver made herein.

21           5. The Order or any subsequent Order of the Real  
22 Estate Commissioner made pursuant to this Stipulation and  
23 Agreement shall not constitute an estoppel, merger or bar to any  
24 further administrative or civil proceedings by the Department of  
25 Real Estate with respect to any matters which were not  
26 specifically alleged to be causes for accusation in this  
27 proceeding.



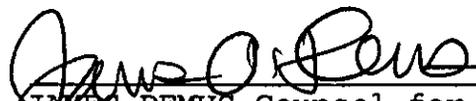
1                   2. The restricted license issued to Respondent may be  
2 suspended prior to hearing by Order of the Real Estate  
3 Commissioner on evidence satisfactory to the Commissioner that  
4 Respondent has violated provisions of the California Real Estate  
5 Law, the Subdivided Lands Law, Regulations of the Real Estate  
6 Commissioner, or conditions attaching to this restricted  
7 license.

8                   3. Respondent shall not be eligible to apply for the  
9 issuance of an unrestricted real estate license nor for the  
10 removal of any of the conditions, limitations or restrictions  
11 of a restricted license until three (3) years have elapsed from  
12 the date of issuance of the restricted license to Respondent.

13                   4. Respondent shall, within nine months from the  
14 effective date of this Decision, present evidence satisfactory  
15 to the Real Estate Commissioner that Respondent has, since the  
16 most recent issuance of an original or renewal real estate  
17 license, taken and successfully completed the continuing  
18 education requirements of Article 2.5 of Chapter 3 of the Real  
19 Estate Law for renewal of a real estate license. If Respondent  
20 fails to satisfy this condition, the Commissioner may order the  
21 suspension of the restricted license until the Respondent  
22 presents such evidence. The Commissioner shall afford  
23 Respondent the opportunity for a hearing pursuant to the  
24 Administrative Procedure Act to present such evidence.

25  
26 DATED:

11/10/09

  
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JAMES DEMUS Counsel for Complainant

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I have read the Stipulation and Agreement and its terms are understood by me and are agreeable and acceptable to me. I understand that I am waiving rights given to me by the California Administrative Procedure Act (including but not limited to Sections 11506, 11508, 11509 and 11513 of the Government Code), and I willingly, intelligently and voluntarily waive those rights, including the right of requiring the Commissioner to prove the allegations in the Accusation at a hearing at which I would have the right to cross-examine witnesses against me and to present evidence in defense and mitigation of the charges.

Respondent can signify acceptance and approval of the terms and conditions of this Stipulation and Agreement by faxing a copy of the signature page, as actually signed by Respondent, to the Department at fax number (213) 576-6917. Respondent agrees, acknowledges and understands that by electronically sending to the Department a fax copy of his actual signature as it appears on the Stipulation and Agreement, that receipt of the faxed copy by the Department shall be as binding on Respondent as if the Department had received the original signed Stipulation and Agreement.

DATED: 10-30-09

  
THOMAS JAY MOREHOUSE, Respondent

I have read the Stipulation and Agreement as to form and content and have advised my client accordingly.

DATED: 11-2-09

FRANK M. BUDA, Attorney for Respondent

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I have read the Accusation filed herein and the foregoing Stipulation and Agreement 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 broker license to Respondent.

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

The foregoing Stipulation and Agreement is hereby adopted as my Decision in this matter and shall become effective at 12 o'clock noon on January 25, 2010.

IT IS SO ORDERED 11-25-09

JEFF DAVI  
REAL ESTATE COMMISSIONER

*Sachs*

JAMES DEMUS, Counsel (SBN 225005)  
Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105

**FILED**  
MAY 12 2009  
DEPARTMENT OF REAL ESTATE

Telephone: (213) 576-6982  
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*James B. Demus*

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BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\* \* \*

In the Matter of the Accusation of )	No. H-35952 LA
THOMAS JAY MOREHOUSE, )	<u>A C C U S A T I O N</u>
Respondent. )	

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against THOMAS JAY MOREHOUSE, ("Respondent") alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate Commissioner of the State of California, makes this Accusation in her official capacity.

2.

Respondent is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a real estate broker.

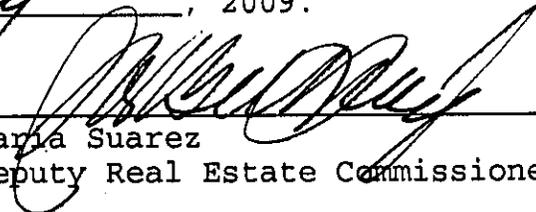
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1           WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against all the licenses and license rights of  
5 Respondent, THOMAS JAY MOREHOUSE, under the Real Estate Law  
6 (Part 1 of Division 4 of the Business and Professions Code) and  
7 for such other and further relief as may be proper under other  
8 applicable provisions of law.

9 Dated at Los Angeles, California

10 this 6th day of May, 2009.

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13 Maria Suarez  
14 Deputy Real Estate Commissioner  
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25 cc: THOMAS JAY MOREHOUSE  
26 Maria Suarez  
27 Sacto.