

1 Bureau of Real Estate
2 320 W. 4th Street, Suite 350
3 Los Angeles, CA 90013-1105

4 Telephone: (213) 576-6982

FILED

JUL 16 2014

BUREAU OF REAL ESTATE

By 

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7
8 BEFORE THE BUREAU OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Application of
12 CHRISTOPHER RAMOS,
13 Respondent.

) No. H- 39539 LA
)
) **STIPULATION AND WAIVER**
) (B&P 10100.4)

14
15 I, CHRISTOPHER RAMOS, ("Respondent") do hereby affirm that I have applied to the
16 Bureau of Real Estate for a real estate salesperson license, and that to the best of my knowledge I
17 have satisfied all of the statutory requirements for the issuance of the license, including, but not
18 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 to 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 ("Code") Sections 480(a)(1), and 10177(b) for the following convictions:

24 2009 – Veh. Code Sec. 23153(b) (DUI Above .08% Causing Injury), a misdemeanor;

25 2011 – Veh. Code Sec. 14601.2(a) (Driving on Lic. Susp. by DUI), a misdemeanor; and

26 2011 – Veh. Code Sec. 14601.5(a) (Driving on Lic. Susp. by Refusal of DUI Test);
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1 as well as Code Sections 475(a)(1) and 10177(a) for my failure to disclose the 2011 criminal
2 convictions in my real estate license application.

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

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

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

- 15 1. The license shall not confer any property right in the privileges to be exercised,
16 including the right of renewal, and the Real Estate Commissioner may by appropriate
17 order suspend the right to exercise any privileges granted under this restricted license
18 in the event of:
 - 19 a. The conviction of Respondent (including a plea of nolo contendere) to a crime
20 that bears a substantial relationship to Respondent's fitness or capacity as a real
21 estate licensee; or
 - 22 b. The receipt of evidence that Respondent has violated provisions of the
23 California Real Estate Law, the Subdivided Lands Law, Regulations of the Real
24 Estate Commissioner, or conditions attaching to this restricted license.
- 25 2. Respondent shall not be eligible to apply for the issuance of an unrestricted real
26 estate license nor the removal of any of the conditions, limitations, or restrictions
27 attaching to the restricted license until four (4) years have elapsed from the date of

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issuance of the restricted license to Respondent.

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 Bureau of Real Estate wherein the employing broker shall certify as follows:

a. That broker has read the Decision 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 Bureau of Real Estate, Post Office 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.

6-20-14
Dated

Amelia V. Vetrone
Amelia V. Vetrone, Counsel
Bureau of Real Estate

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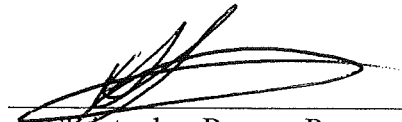
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2 I have read the Stipulation and Waiver, and its terms are understood by me and are
3 agreeable and acceptable to me. I understand that I am waiving rights given to me by the
4 California Administrative Procedure Act (including, but not limited to,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

9 Respondent can signify acceptance and approval of the terms and conditions of this
10 Stipulation and Waiver by faxing a copy of its signature page, as actually signed by Respondent,
11 to the Bureau of Real Estate at the following telephone/fax number: (213) 576-6917.
12 Respondent agrees, acknowledges, and understands that by electronically sending to the Bureau
13 of Real Estate a fax copy of his/her actual signature as it appears on the Stipulation and Waiver,
14 that receipt of the faxed copy by the Bureau of Real Estate shall be as binding on Respondent as
15 if the Bureau of Real Estate had received the original signed Stipulation and Waiver.

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17 6/19/14

18 Dated



19 Christopher Ramos, Respondent

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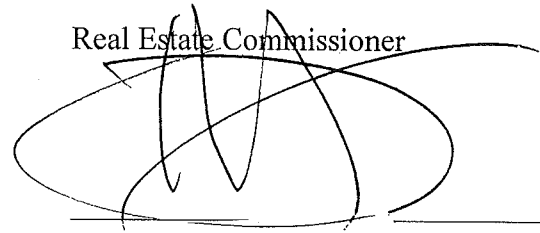
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I have read the foregoing Stipulation and Waiver signed by Respondent. I am satisfied that the hearing for the purpose of requiring further proof as to the honesty and truthfulness of Respondent need not be called and that it will not be inimical to 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 CHRISTOPHER RAMOS, 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 JUL 10 2014

Real Estate Commissioner


By: JEFFREY MASON
Chief Deputy Commissioner