

STATE REAL ESTATE DEPARTMENT

SACRAMENTO, CALIFORNIA

STEPHEN BARNSON, COMMISSIONER

Request for Transfer of Salesman License

Orange Calif

Name of Salesman R.W. Wagers License No. 775

TRANSFER

From John Powell's Office To _____

At Main Office: _____

At Branch Office: _____

CERTIFICATE OF EMPLOYER RECOMMENDING SALESMAN

I hereby certify that I am a licensed Real Estate Broker, that after an investigation duly made I recommend that applicant herein is honest, truthful and of good reputation and I request the STATE REAL ESTATE DEPARTMENT to issue to said applicant a license as real estate salesman in my employ.

(SIGNED) _____

By _____

TITLE _____

If Employer is a copartnership, a licensed member thereof should sign as follows:

SMITH & DOE

By _____
Member

If Employer is a corporation, a licensed officer thereof should sign as follows:

SMITH-DOE CO., INC.

By _____
Officer

Title _____

Signature of Salesman for whom transfer is requested _____

Resident address _____

City _____ County _____

Are Card and License enclosed? Card _____ License _____

Note—This must be signed by Broker making the request, and should be accompanied by Salesman's Identification Card, if in his possession.

Orange Calif
Aug 13-27

Ed Fletcher Co.

San Diego Calif

am sending application
for transfer of license
am working with B. B. Tankel
Please forward to me at
Orange Calif at once

Resp.

R.W. Wagers

Handwritten scribbles and initials

Miss May What we should we do with this?
I don't want to monkey with the Mills
opposition or get into any row with Mill.s

Tankel took out a
Salesman's license with
you, instead of transferring
This man wants to transfer

August 29th, 1929.

Mr. R. W. Wagers
Long Beach, California.

Dear Mr. Wagers:

I wish to acknowledge your letter of August 26th with reference to Mr. C. A. Shader.

I am also in receipt of a letter from Mr. Shader and am writing him today that I have two superintendents who are very satisfactory to me, but if he should be in San Diego at any time, I will be very pleased to talk with him.

Yours very truly,

R. W. W.

9/16/29
9/17/29
9/18/29

Long Beach, Cal.

Aug 26-29.

Mr. Ed Fletcher.

Dear Sir,

As I was soliciting for prospects for ~~land~~ in your project I met this Mr. Shader and he told me of his experience in The Avocado Groves in Florida and he is looking for something along this line and wishes me to ask you if you have any work in your Groves for him. He is very anxious to do this particular work and seems to really

understands the work thoroughly and seems to be very steady and honest in his views, and I believe he is a very ambitious. Do not know if you are in need of this kind of help or not but he has a fine reputation and I feel if you wish a man of this kind you will benefit by him. Would like to hear from you in regards to this at an early date please. I am working with Mr. Tackel.

R. W. Wagers, Resp.
Long Beach, Calif.

Long Beach Calif

Sept 20-29

Mr. Ed Fletcher,

Dear Sir,

In regards to the transfer of my license from Mr. Miller to you, I have never rec'd it I sent it to you several weeks ago and have never rec'd it or anything from your people. I would like you to let me know in regards to this and wish information at once. It was I that made trips down there and I made the sale. As Mr. Fletcher will say, as he did not wish to make it otherwise and I spent a great deal of

money doing so. and it seemd I am unable to get my part of ~~the~~ ^{money} would like your cooperation in the matter and would like to hear from you by to-morrow. I have several fine prospects if I can get lined up and feel that I am protected. With regards

Resp.

Bob Wagers.

Long Beach
Gen. Del. Calif

Long Beach Calif

Sept 25-29

Mr. Ed Fletcher,

Dear Sir,

I wrote you in regards to my license I sent you my card for transfer I have never rec'd it yet. I also wrote you a letter last week, about it. Will you please answer it & let me know about license. I am very anxious to get settled on this matter. As I need it now please answer by night letter by Western Union. I

September Twenty-sixth,
1 9 2 9

Mr. E. W. Wagers,
General Delivery,
Long Beach, Calif.

My dear Mr. Wagers:

I was not aware that you were working on any property or had anything to do with the sale to Mr. Fletcher.

Mr. Tankel claimed it as his sale and has been paid the commission. The matter is wholly between you and Mr. Tankel.

I have written Mr. Tankel to that effect today.

Before allowing you to become a real estate salesman under me it will be necessary to have at least three responsible people's recommendations as to your responsibility and integrity. I wish you would mail them to me.

I am sending a copy of this letter to Mr. Tankel.

If we can arrange everything in the proper manner I will be glad to have you work for me in the sale of my property.

Very sincerely yours,

EF:AK

will call there.
Please let me know will you Mr Fletcher - My other letter explained it all. I tried hard to do the right thing by you.
Resp

EW Wagers Long Beach
M.P.

P.S. Have other prospects but am at a loss to know what to do,
ans

Long Beach, Calif.
Sept. 28/29
Mr. Ed. Fletcher

Dear Sir Received your letter and was much surprised to find out my license has not been transferred, I have spent a great some of time and money, and have a number of good prospects, and have nothing to show for it on Mr Tankel has collected the money and I am unable to get my part of it, had I of known you never recognized my

October 8th, 1929.

Mr. R. W. Wagers
Long Beach, California.

Dear Mr. Wagers:

Answering yours of September 28th will say that after getting all sides of the case, I am ready to make you a real estate agent.

Mr. Fletcher says he thinks you are the one who has been out and injured in your business relations with Mr. Taskel.

I wish you would come and see me at your earliest convenience and I think we can get together on some business.

Yours very truly,

EF:GMF

application for transfer
of license & would of
written to you sooner
but not hearing from
you naturally supposed
some had been delayed
some where,
hoping I may be reimbursed
in some way and more
successful in the future
I remain
R. W. Wagers.

Long Beach Calif
Oct 21-29

Mr. Ed T. Fletcher

Dear Sir,
Rec'd your letter and am
glad to hear that you have
been enlightened to the
facts about Mr. Fletcher
deal. I am in the
dark as to the reason my
license was not transferred
and am wondering if you
ever received my application
for transfer, which would
if protected me, and as
I used what little money I
had and have sickness
and it has been impossible

for me to do anything & I need my money very much indeed. It is rightfully mine and I wonder if there is anything you can do to see that I get my money, as I surely that I was doing the right thing while working for you, as my transfer was sent long before the deal was made. I think you have a wonderful proposition and I can get my money. I have some extra good prospects dated up, there are a great many out of state cars coming in now.

and have some good prospects if I could only handle them. Hoping to get some return and more success in the future I made trips down there with my car & etc for that. Please answer by return mail & let me know about why my transfer was not returned. I would appreciate anything you might do for me as I am financially embarrassed.

With best wishes
P. W. Wagers
Long Beach Calif.
P.S. There is still
111.25-
I still owe me

October Twenty-third,
1 9 2 9

Mr. R. W. Wagers,
General Delivery,
Long Beach, Calif.

Dear Mr. Wagers:

Answering yours of the twenty-first will say that I never heard of you in the Fletcher deal or your connection with Mr. Tankel until some time after I had settled with Mr. Tankel in full regarding commission.

Your application for a salesman's license to sell through this organization did not come in until long after I had settled with Mr. Tankel on this sale so how on earth could I protect you.

The matter is between you and Mr. Tankel as far as the Fletcher deal is concerned and you cannot expect me to pay you commission after I have settled with Mr. Tankel in full.

Not alone, that, the whole thing is absolutely illegal and even if Tankel had anything coming any payments that were made to you would have to go through Mr. Mills as you were his salesman when the Fletcher deal was consummated.

The only thing that I can suggest is this. Tankel is working on one or two other deals and if he makes any sales and if any commission is coming then is the time for me to assist you, if I can.

Mr. Tankel says he is coming to San Diego to go in business and told me so the other day. It seems to me that it is up to you to keep after him personally.

What do you advise me to do - to send this letter of yours to Mr. Tankel and ask him to pay you or shall I keep quiet and wait until there is something coming and either force him to pay or you can file suit. What is your pleasure in the matter?

2

I will be glad to have you come down here and let's have a personal interview. I never remember having met you and if everything goes well there is no reason why we can't do business together.

Yours very truly,

PS. Please let me know as soon as possible.

EF:AK

Long Beach Calif.

Oct 29/29

Mr. Ed. Tylet Cher.

Dear Sir,

In regards to Mr. Tonble. I think it just as well to not anger him with any letter, written by me. But if there is a chance to get my money in any legitimate manner, I would appreciate very much any assistance you might render, also any deals that Mr. Tonble is trying to close is very apt to be prospects I had turned to him which I would not

October 31st, 1929.

Mr. R. W. Wagers
Long Beach, California.

Dear Mr. Wagers:

Answering yours of the 29th I think it better to wait and see Mr. Tanhal personally and then I will have a talk with him and see if anything can be done for you.

Yours very truly,

EF:GMF

interfer with, it was
through my efforts that
Mr. Robison of Wilmington
became acquainted with
your property, now
Mr. Fletcher don't you
think that if you would
write to Mr. Tanhal
that it would have a
strong bearing on him
enough that he
would send me my
money, if not will
you collect it if you
have a chance. Hoping
for much success.

I remain
R. W. Wagers

Ed Fletcher Papers

1870-1955

MSS.81

Box: 32 Folder: 4

General Correspondence - Wagers, R.W.



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