FILED

February 11, 2014

BUREAU OF REAL ESTATE

By _____

BUREAU OF REAL ESTATE
P. O. Box 137007
Sacramento, CA 95813

Telephone: (916) 263-8670

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To: JULIE ALICE ESMIOL	No. H-6081 SAC ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner of the State of California (Commissioner) has caused an investigation to be made of the activities of JULIE ALICE ESMIOL (ESMIOL), including engaging in the business of, acting in the capacity of, advertising, or assuming to act as a real estate broker in the State of California within the meaning of Section 10131(b) of the California Business and Professions Code (the Code). Based upon the findings of that investigation, as set forth below, the Commissioner has determined and is of the opinion that:

ESMIOL has violated Section 10130 of the Code by engaging in the business of or acting as a real estate broker, within the meaning of Section 10131(b) (property management) of the Code without first having obtained a real estate broker license from the California Bureau of Real Estate (Bureau).

Whenever acts referred to below are attributed to ESMIOL, those acts are alleged to have been done by ESMIOL, acting by herself, or by and/or through one or more agents,

associates, and/or co-conspirators, and using other names or fictitious names including, but not limited to RPM Rent Connections, Sac Valley Rent Connections and Legacy Investment Property, Rent Connections DBA Rent Connections.

FINDINGS OF FACT

1. At all times mentioned herein, ESMIOL has been licensed by the Bureau as a real estate salesperson.

2. At no time mentioned herein was ESMIOL licensed by the Bureau as a real estate broker.

3. At no time mentioned herein was RPM Rent Connections licensed by the Bureau as a corporate real estate broker.

4. At no time mentioned herein was Sac Valley Rent Connections licensed by the Bureau as a corporate real estate broker.

5. At no time mentioned herein was Legacy Investment Property, Rent Connections DBA Rent Connections licensed by the Bureau as a corporate real estate broker.

6. At all times mentioned herein, between on or about June, 2012, and continuing up to at least February 11, 2014, ESMIOL engaged in the business of, acted in the capacity of, or assumed to act as a real estate broker within the State of California within the meaning of Section 10131(b) of the Code, including leasing or renting or offering to lease or rent, or placing for rent, or soliciting listings of places for rent, or soliciting prospective tenants, or collecting rents from real property or improvement thereon, including but not limited to, those certain real properties commonly known as 10613 Chardonnay Drive, Rancho Cordova, California, 2417 Cold Harbor Way, Cameron Park, California, 7279 Fairplay Drive, Sacramento, California, and 2932-2934 Stanford Lane, El Dorado Hills, California.

7. At all times mentioned herein, ESMIOL, through a website for Sac Valley Rent Connections at sacvalleyrentconnections.com, advertised property management services and represented that they were state licensed.

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CONCLUSIONS OF LAW

1. Based on the Findings of Fact contained in Paragraphs 1 through 7, above, ESMIOL has performed and/or participated in property management activities which require a real estate license under Section 10131(b) of the Code during a period of time when ESMIOL was not licensed by the Department as a real estate broker in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Now, therefore, JULIE ALICE ESMIOL IS HEREBY ORDERED TO IMMEDIATELY DESIST AND REFRAIN from:

1. Performing any and all acts within the State of California for which a real broker license is required, unless and until she obtains a real estate broker license.

DATED: FEB 11 2014

REAL ESTATE COMMISSIONER

By: JEFFREY MASON
Chief Deputy Commissioner

NOTICE

Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)..."