BUREAU OF REAL ESTATE
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FILED

OCT 14 2014
BUREAU OF REAL ESTATE
By D. Contreras

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

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To: JEFF FORCIER.	NO. H-6176 SAC ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner (Commissioner) of the California Bureau of Real Estate (Bureau) has caused an investigation to be made of the activities of JEFF FORCIER (FORCIER). Based on that investigation, the Commissioner has determined that FORCIER has engaged in, is engaging in or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code) including 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) (property management services) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under the authority of Code Section 10086.

FINDINGS OF FACT

1. At no time herein mentioned was FORCIER licensed by the Bureau in any capacity.

2. During the period of time set out below, FORCIER negotiated to do one or more of the following acts for another or others, for or in expectation of compensation: leased or rented or offered to lease or rent or placed for rent or solicited listings of places for rent or solicited for prospective tenants or negotiated the sale, purchase or exchange of leases on real property, or on a business opportunity or collected rents from real property, or improvements thereon, or from business opportunities.

3. On about October 26, 2011, FORCIER, acting on behalf of Bonnie M., the owner of real property on Azalea Way, Vacaville, CA, signed a "One Year Residential Rental Agreement" for a term of November 1, 2011 through November 30, 2012, with tenant Lisa H.

CONCLUSIONS OF LAW

4. Based on the Findings of Fact contained in Paragraphs 1 through 3, FORCIER solicited and/or participated in property management activities which require a real estate license under Sections 10130 and 10131(b) of the Code during a period of time when FORCIER was not licensed by the Bureau in any capacity.

DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, JEFF FORCIER IS HEREBY ORDERED to immediately Desist and Refrain from performing any acts within the State of California for which a real estate broker license is required, and in particular, immediately Desist and Refrain from soliciting, providing or participating in property management services for others for compensation or in the expectation of compensation unless an appropriate license is issued by the Bureau.

DATED: OCTOBER 7, 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) . . ."

ATTY MFC/kc