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Department of Real Estate  
107 South Broadway, Room 8107  
Los Angeles, CA 90012

(213) 897-3937

**FILED**  
MAY 13 1996  
DEPARTMENT OF REAL ESTATE

By *[Signature]*

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

To:	)	No. H- 26599 LA
	)	
RICHARD A. RODRIGUEZ	)	<u>ORDER TO DESIST</u>
dba Royal Credit Co.	)	
_____	)	<u>AND REFRAIN</u>

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be conducted of your activities as described herein, and based upon the findings of that investigation, is of the opinion that you, RICHARD A. RODRIGUEZ dba Royal Credit Co., have violated Section 10167.2 of the California Business and Professions Code (Code) by engaging in the business of a prepaid rental listing service within the State of California without a prepaid rental listing service license or a real estate broker license.

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I

At no time mentioned hereafter have you been licensed by the Department of Real Estate of the State of California ("Department") as a real estate broker or as a prepaid rental listing service licensee.

II

During the last six months and continuing to the present time, you have supplied or offered to supply to the public, listings of residential real properties for tenancy pursuant to an arrangement requiring prospective tenants to pay a fee in advance of or contemporaneously with the supplying of the listings. Said prospective tenants include, but are not limited to, Detective Fanny Hom of the Monterey Police Department and Deputy Real Estate Commissioner, Maria Suarez.

III

The supplying of listings of residential real properties for tenancy for an advance fee is an act for which a prepaid rental listing service license or real estate broker license is required by Section 10167 of the Code.

IV

At no time prior to engaging in the acts described in Paragraph II did you obtain a prepaid rental listing service license or a real estate broker license.

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NOW, THEREFORE, YOU, RICHARD A. RODRIGUEZ, dba Royal Credit Company, together with your agents and employees ,ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts requiring a real estate license in California unless and until such time as you obtain the required license from the Department.

DATED: 4/29, 1996.

JIM ANTT, JR.  
Real Estate Commissioner



Richard A. Rodriguez  
dba Royal Credit Co.  
2089 South Atlantic Blvd., Suite F  
Monterey Park, California 91754  
  
119 South Curtis Ave.  
Alhambra, California 91801

TEB:reb