

1 Department of Real Estate
320 West Fourth Street, Ste. 350
2 Los Angeles, California 90013

3 (213) 576-6982
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FILED
DEC 30 2004
DEPARTMENT OF REAL ESTATE



8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No. H-31606 LA
)	
12 EFRAIN LOPEZ,)	<u>ORDER TO DESIST</u>
13 dba Palace Credit.)	<u>AND REFRAIN</u>
)	(B&P Code § 10086)
)	

14

15 The Real Estate Commissioner of the State of California
16 has determined from the findings set forth below that you have
17 violated Section 10167.2 of the Business and Professions Code of
18 the State of California (hereinafter "Code").

19 I

20 At no time herein mentioned were you, EFRAIN LOPEZ, dba
21 Palace Credit, licensed by the California Department of Real
22 Estate ("Department") as a prepaid rental listing service or as a
23 real estate broker.

24 II

25 On or about March 18, 2003, you, for compensation or in
26 expectation of compensation, supplied prospective tenant,
27 Fernando Diaz Marquez with listings of vacant rental apartments

1 and houses for a fee.

2 III

3 The activities described above are acts for which a
4 prepaid rental listing service license is required under Section
5 10167 of the Code.

6 IV

7 You violated Section 10167.2 of the Code by engaging in
8 the above-described conduct without first obtaining a prepaid
9 rental listing service license from the Department.

10
11 NOW, THEREFORE, YOU, EFRAIN LOPEZ, DBA PALACE CREDIT,
12 ARE ORDERED TO DESIST AND REFRAIN from performing any and all
13 acts for which a prepaid rental listing service license is
14 required until such time as you obtain the required license from
15 the Department.

16 DATED: November 29, 2004

17 JEFF DAVI
18 Real Estate Commissioner

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22 cc: Efrain Lopez
23 DbA Palace Credit
24 8814 E. Garvey Ave.
25 Rosemead, CA 91770

26 JRP:MT