

1 Department of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105

4 Telephone: (213) 576-6982

**FILED**  
APR 12 2007  
DEPARTMENT OF REAL ESTATE

By C

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 To: ) NO. H-33890 LA  
12 )  
13 JUANITA CHAVEZ, individually ) ORDER TO DESIST  
14 and doing business as Homes 4 U. ) AND REFRAIN  
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20 The Real Estate Commissioner of the State of  
21 California has determined from the findings herein set forth  
22 below that you have violated Section 10167.2 of the Business and  
23 Professions Code ("Code").

24 I

25 You, JUANITA CHAVEZ, individually and doing business  
26 as an agent for Homes 4 U, are not now and have never been  
27 licensed by the Department of Real Estate of the State of  
California as a real estate broker or as a prepaid rental  
listing service ("PRLS") as said term is defined in Code Section  
10167(a).

II

1  
2 During a period of time in the past three (3) years,  
3 you, supplied prospective tenants with listing(s) of residential  
4 real property for tenancy (by publication or otherwise),  
5 pursuant to an arrangement under which the prospective tenants  
6 were required to pay a fee in advance of, or contemporaneously  
7 with, the supplying of the listings.

8 III

9 Said prospective tenants included, but were not  
10 necessarily limited to, Lucina Gusman and Silvia Ramos.

11 IV

12 The supplying of prospective tenants with listings of  
13 residential real properties for tenancy, for a fee in advance of  
14 or contemporaneously with the supplying of the listings, is an  
15 act for which a PRLS license or real estate broker license is  
16 required, as set forth in Code Section 10167.2.  
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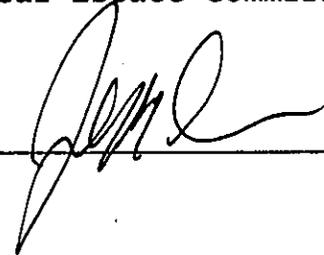
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1 NOW, THEREFORE, YOU, JUANITA CHAVEZ, individually and  
2 doing business as Homes 4 U, ARE ORDERED TO DESIST AND REFRAIN  
3 from engaging in business as a prepaid rental listing service,  
4 individually and under any fictitious business name, unless and  
5 until you are in compliance with Division 4, Part 1, Chapter 3,  
6 Article 2.3 of the Code.

7 DATED: 4-3-07.

8 JEFF DAVI  
9 Real Estate Commissioner

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23 cc: Juanita Chavez, dba Homes 4 U  
24 3048 E. Gage Ave.  
25 Huntington Park, CA 90255  
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