Department of Real Estate
320 West Fourth Street, Suite 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982

FILED
JAN. 9, 2009
DEPARTMENT OF REAL ESTATE
By

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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TO:	NO. H-35596 LA
ANGELICA RAMIREZ, doing business as Residential Rentals.	ORDER TO DESIST AND REFRAIN (B&P Code §10086)

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

I

You, ANGELICA RAMIREZ, doing business as Residential Rentals, are not now and have never 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 ("PRLS") as said term is defined in Code Section 10167(a).

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II

During a period of time in the past six (6) years, you, ANGELICA RAMIREZ, for compensation or in expectation of compensation, supplied prospective tenants with a written contract pursuant to an arrangement under which the prospective tenant was required to pay a fee in advance of, or contemporaneously with, the supplying of listings of residential real property for tenancy.

III

Said prospective tenants included, but were not necessarily limited to, Sonya Ratliff, Lola Mae Fountain, Rajaa Hammoud, Jim Ingersoll, Maria Dalia Granados, Gabriel Romero, and David Arthur Lavers.

IV

The supplying of listings of residential real properties for tenancy for an advance fee is an act for which a PRLS license or real estate broker license is required by Code Section 10167.2.

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NOW, THEREFORE, YOU, ANGELICA RAMIREZ, doing business as Residential Rentals, ARE ORDERED TO DESIST AND REFRAIN from engaging in business as a prepaid rental listing service unless and until you are in compliance with Division 4, Part 1, Chapter 3, Article 2.3 of the Code.

DATED: 1-7-09.

JEFF DAVI
Real Estate Commissioner

cc: Angelica Ramirez
c/o Residential Rentals
10751 Lakewood Blvd., Suite E
Downey, CA 90241