

1 2. Whenever acts referred to below are attributed to READY RENTALS, those
2 acts are alleged to have been done by READY RENTALS, acting by itself, or by and/or through
3 one or more agents, associates, affiliates, and/or co-conspirators, including but not limited to
4 DIAZ, and using the names READY RENTALS, or any fictitious name unknown at this time.

5 3. READY RENTALS supplied prospective tenants with listings of residential
6 real property for tenancy (by publication or otherwise), pursuant to an arrangement under which
7 the prospective tenants were required to pay a fee in advance of, or contemporaneously with, the
8 supplying of the listings.

9 4. Said prospective tenants included, but were not necessarily limited to, the
10 following individuals:

11 a. On or about May 18, 2009, Orlando Guzman paid an advance fee of \$150 to
12 READY RENTALS for a listing of residential real properties for tenancy. The fee charged was
13 collected pursuant to provisions of a contract between Mr. Guzman and READY RENTALS in
14 exchange for READY RENTALS's listing of available real properties for tenancy for Mr.
15 Guzman. READY RENTALS failed to provide Mr. Guzman with a listing of suitable real
16 properties for tenancy.

17 b. On or about July 10, 2009, Antonio Uribe paid an advance fee of \$150 to
18 READY RENTALS for a listing of residential real properties for tenancy. The fee charged was
19 collected pursuant to provisions of a contract between Mr. Uribe and READY RENTALS in
20 exchange for READY RENTALS's listing of available real properties for tenancy for Mr.
21 Uribe. READY RENTALS failed to provide Mr. Uribe with a listing of suitable real properties
22 for tenancy.

23 c. On or about July 29, 2009, Patricia Rivero Gonzales paid an advance fee of
24 \$150 to READY RENTALS for a listing of residential real properties for tenancy. The fee
25 charged was collected pursuant to provisions of a contract between Ms. Gonzales and READY
26 RENTALS in exchange for READY RENTAL's listing of available real properties for tenancy
27 for Ms. Gonzales. READY RENTALS failed to provide Ms. Gonzales with a listing of suitable

1 real properties for tenancy.

2 d. On or about August 21, 2009, Stephanie Martinez paid an advance fee of
3 \$150 to READY RENTALS for a listing of residential real properties for tenancy. The fee
4 charged was collected pursuant to provisions of a contract between Ms. Martinez and READY
5 RENTALS in exchange for READY RENTAL's listing of available real properties for tenancy
6 for Ms. Martinez. READY RENTALS failed to provide Ms. Martinez with a listing of suitable
7 real properties for tenancy.

8 e. On or about August 26, 2009, Victor Colichon paid an advance fee of \$150 to
9 READY RENTALS for a listing of residential real properties for tenancy. The fee charged was
10 collected pursuant to provisions of a contract between Mr. Colichon and READY RENTALS in
11 exchange for READY RENTAL's listing of available real properties for tenancy for Mr.
12 Colichon. READY RENTALS failed to provide Mr. Colichon with a listing of suitable real
13 properties for tenancy.

14 f. On or about September 10, 2009, Lorena Echevarria paid an advance fee of
15 \$150 to READY RENTALS for a listing of residential real properties for tenancy. The fee
16 charged was collected pursuant to provisions of a contract between Ms. Echevarria and READY
17 RENTALS in exchange for READY RENTAL's listing of available real properties for tenancy
18 for Ms. Echevarria. READY RENTALS failed to provide Ms. Echevarria with a listing of
19 suitable real properties for tenancy.

20 CONCLUSIONS OF LAW

21 5. The supplying of prospective tenants with listings of residential real
22 properties for tenancy, for a fee in advance of or contemporaneously with the supplying of the
23 listings, is an act for which a Prepaid Rental Listing Service license is required as set forth in
24 Section 10167.2 of the Code.

25 6. Based on the information contained in Paragraphs 1 through 4, above,
26 READY RENTALS and DIAZ performed and/or participated in prepaid rental listing services
27 which require a Prepaid Rental Listing Service license or real estate broker license under the

1 provisions of Code Section 10167.2 during a period of time when neither of them were licensed
2 by the Department as a real estate broker or Prepaid Rental Listing Service in violation of
3 Section 10167.2 of the Code.

4 DESIST AND REFRAIN ORDER

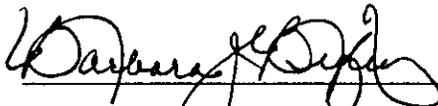
5 Based on the Findings of Fact and Conclusions of Law stated herein:

6 1. IT IS HEREBY ORDERED that READY RENTALS and DIAZ, whether
7 doing business under their own names, or any other names, or any fictitious name:

8 (i) Immediately desist and refrain from engaging in business as a prepaid rental
9 listing service, individually and under any fictitious business name, unless and until you are in
10 compliance with Division 4, Part 1, Chapter 3, Article 2.3 of the Code.

11 DATED: 6/1, 2010.

12
13 JEFF DAVI
14 Real Estate Commissioner

15 
16 BY: Barbara J. Bigby
17 Chief Deputy Commissioner

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23
24 cc: Ready Rentals and Beralice Diaz
25 10445 Lakewood Blvd., Suite 3
26 Downey, California 90241
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