Bureau of Real Estate
320 West Fourth Street, Ste. 350
Los Angeles, California 90013

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FILED

AUG 29 2013

DEPARTMENT OF REAL ESTATE
BY: _____

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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To: TERI ANN WEAVER.	No. H-39018 LA ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be made of the activities of TERI ANN WEAVER. Based on that investigation, the Commissioner has determined that TERI ANN WEAVER has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code ("Code"), including acting in the capacity of, advertising and/or assuming to act as a real estate broker in the State of California within the meaning of Code Section 10131(b) (leasing or renting, or offering to lease or rent, soliciting prospective tenants, and collecting rents on behalf of others in expectation of compensation.) Based on that investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

Whenever acts referred to below are attributed to TERI ANN WEAVER, those acts are alleged to have been done by that individual in her own name and/or using any other fictitious business names, acting by herself, or by and/or through one or more agents, associates, affiliates and/or co-conspirators, including but not limited to the individuals herein named.

FINDINGS OF FACT

1. TERI ANN WEAVER ("WEAVER") is licensed by the Bureau of Real Estate (formerly known as the Department of Real Estate, herein referred to as "Bureau") as a real estate salesperson. WEAVER was first licensed by the Burea on July 25, 2007. Between July 25, 2007 and February 27, 2011, WEAVER was licensed to conduct real estate activities as an employee of Casa Verde Realty as her employing broker of record.

2. WEAVER is not currently and has never been licensed by the Bureau as a real estate broker.

3. Beginning on or before February 27, 2011, and continuing to the present time, WEAVER has conducted property management activities on behalf of others in expectation of compensation.

4. Beginning on or before February 27, 2011, and continuing through on or after December 9, 2011, WEAVER collected rents from the tenants of rental property located at 875 Orchid Ave., Anaheim, CA 90208, and performed other property management activities on behalf of the owner.

5. At the time that WEAVER engaged in property management activities, she was licensed as a real estate salesperson and was only authorized to conduct real estate business under the supervision of an employing broker. However, since February 27, 2011, Respondent has not been employed by a supervising broker of record.

6. At the time that WEAVER collected rents and engaged in property management activities, she was licensed as a real estate salesperson and was only authorized to receive compensation through an employing broker of record.

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CONCLUSIONS OF LAW

1. The collection of rents, solicitation and negotiation of leases and management of rental property on behalf of property owners for a fee are acts for which a real estate broker license is required, as set forth in Business and Professions Code Section 10131(b).

2. As described in the Findings of Fact set forth above, WEAVER performed activities requiring a real estate broker license during a period of time when she was not affiliated with a supervising broker.

3. The conduct, acts and/or omissions of Respondent WEAVER was in violation of Business and Professions Code Sections 10130 and 10137.

DESIST AND REFRAIN ORDER

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

IT IS HEREBY ORDERED that TERI ANN WEAVER, whether doing business under her own name, or any other name, or any fictitious name, immediately desist and refrain from engaging in property management activities for a fee, individually and under any fictitious business name, unless and until she obtains the required license from the Bureau.

DATED: July 23, 2013.

REAL ESTATE COMMISSIONER

By: JEFFREY MASON
Chief Deputy Commissioner

Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)."

cc: Terri Ann Weaver

cc: Teri Ann Weaver
867 S. Orchid Lane
Anaheim, CA 92808