

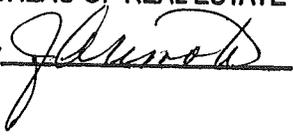
1 Bureau of Real Estate  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013

4 Telephone: (213) 576-6982

**FILED**

JAN 08 2014

BUREAU OF REAL ESTATE

By 

8 BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To: ) No. H-39248 LA  
12 )  
13 HOME SWEET HOME SERVICES, ) ORDER TO DESIST  
14 aka HOME SWEET HOME, and ) AND REFRAIN  
15 RITA HAMMOND. ) (B&P Code Section 10086)

16 The Commissioner ("Commissioner") of the California Bureau of Real Estate  
17 ("Bureau") caused an investigation to be made of the activities of HOME SWEET HOME  
18 SERVICES, also known as HOME SWEET HOME, and RITA HAMMOND ("HAMMOND"),  
19 and has determined that each of them engaged in or is engaging in acts or practices constituting  
20 violations of the California Business and Professions Code ("Code"), including engaging in the  
21 business of a prepaid rental listing service ("PRLS") in the State of California within the  
22 meaning of Code Section 10167.2 (unlawfully engaging in prepaid rental listing service without  
23 being licensed in that capacity or as a real estate broker). Based on the findings of that  
24 investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact  
25 and Desist and Refrain Order pursuant to Code Section 10086.

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FINDINGS OF FACT

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

7 2. On or about December 1, 2011, HAMMOND filed, or caused to be filed, a  
8 fictitious business name statement for HOME SWEET HOME with the San Bernardino City  
9 Registrar-Recorder/Clerk's office. HAMMOND is the registered owner of HOME SWEET  
10 HOME. The principal place of business for HOME SWEET HOME and HOME SWEET  
11 HOME SERVICES is 1255 E. Highland Ave., Suite 217, San Bernardino, California 92404.

12 3. At no time herein mentioned have HOME SWEET HOME SERVICES,  
13 HOME SWEET HOME, or HAMMOND been licensed by the Bureau in any capacity.

14 4. HOME SWEET HOME SERVICES has solicited prospective tenants for  
15 rental properties and offered to negotiate the exchange of leases on real property.

16 5. On or about June 29, 2012, Anthony B. and LaNesha F. paid an advance fee of  
17 \$150 to HOME SWEET HOME SERVICES for a listing of residential rental properties for  
18 tenancy. The fee charged by HOME SWEET HOME SERVICES was collected pursuant to the  
19 provisions of a contract executed between Anthony B., LaNesha F., and HOME SWEET HOME  
20 SERVICES in exchange for HOME SWEET HOME SERVICES' listing of available rental  
21 properties for tenancy for Anthony B. and LaNesha F.

22 6. HOME SWEET HOME SERVICES is using and/or has been using a PRLS  
23 contract that fails to meet the contract requirements set forth in Code sections 10167.9 and  
24 10167.10, subdivision (c).

25 7. HOME SWEET HOME SERVICES refuses to refund any amount of the fees  
26 paid by prospective tenants, including Anthony B. and LaNesha F., in violation of Code section  
27 10167.10.

CONCLUSIONS OF LAW

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2           1. The supplying of prospective tenants with listings of residential real  
3 properties for tenancy, for a fee in advance of or contemporaneously with the supplying of the  
4 listings, is an act for which a Prepaid Rental Listing Service license is required as set forth in  
5 Code section 10167.2 (unlawful to engage in prepaid rental listing service unless licensed in  
6 that capacity or a real estate broker).

7           2. Offering to lease or rent, soliciting listings of places for rent, soliciting  
8 prospective tenants, or negotiating the exchange of leases on real property are acts that require a  
9 real estate broker license pursuant to Code section 10131, subdivision (b).

10           3. Based on the information contained in Findings of Fact, Paragraphs 1 through  
11 7, above, HOME SWEET HOME SERVICES, also known as HOME SWEET HOME, and  
12 RITA HAMMOND performed and/or participated in prepaid rental listing services which  
13 require a prepaid rental listing service license or real estate broker license under the provisions  
14 of Code section 10167.2 (unlawfully engaging in prepaid rental listing service without being  
15 licensed in that capacity or as a real estate broker) or Code section 10131, subdivision (b)  
16 (soliciting prospective tenants and negotiating the exchanges of leases on real property), during  
17 a period of time when neither of them was licensed by the Bureau as a real estate broker or  
18 prepaid rental listing service in violation of Code section 10167.2 (unlawful to engage in  
19 prepaid rental listing service unless licensed in that capacity or a real estate broker) and Code  
20 section 10130 (unlicensed activity).

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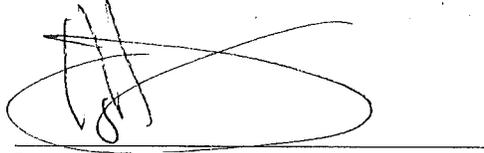
DESIST AND REFRAIN ORDER

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

IT IS HEREBY ORDERED that HOME SWEET HOME SERVICES, also known as HOME SWEET HOME, and RITA HAMMOND, whether doing business under their own names, or any other names, or any fictitious name, immediately desist and refrain from engaging in business as a prepaid rental listing service, individually and under any fictitious business name, unless and until you obtain the required license from the Bureau and are in compliance with Business and Professions Code Section 10167.2.

DATED: DECEMBER 19, 2013.

REAL ESTATE COMMISSIONER



**By: JEFFREY MASON**  
**Chief Deputy Commissioner**

cc: Home Sweet Home Services, Home Sweet Home, and Rita Hammond  
1255 E. Highland Ave., Suite 217  
San Bernardino, California 92404