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

Telephone: (213) 576-6982

FILED

JUL 29 2014

BUREAU OF REAL ESTATE

By

BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * * *

To: WELCOME HOME! and YATNZIN ANETTE DE DIOS	No. H-39556 LA ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Bureau of Real Estate ("Bureau") caused an investigation to be made of the activities of WELCOME HOME! and YATNZIN ANETTE DE DIOS ("DE DIOS") and has determined that they have engaged in or are engaging in acts or practices constituting violations of the California Business and Professions Code ("Code"), including engaging in the business of a prepaid rental listing service in the State of California within the meaning of Code Section 10167.2 (unlawful to engage in prepaid rental listing service unless licensed in that capacity or a real estate broker). Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order pursuant to Code Section 10086.

FINDINGS OF FACT

1. At no time herein mentioned have WELCOME HOME! or DE DIOS been licensed by the Bureau in any capacity. An entity named "Welcome Home" was licensed with the Bureau as a fictitious business name from June 1, 2000 until August 23, 2010. However,

this fictitious business name was not associated with DE DIOS.

2. On or about August 25, 2011, DE DIOS filed a Fictitious Business Name Statement with the Orange County Clerk-Recorder, naming herself as the registered owner of WELCOME HOME!.

3. Whenever acts referred to below are attributed to WELCOME HOME! or DE DIOS, those acts are alleged to have been done by WELCOME HOME! or DE DIOS, acting by themselves, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators.

4. On or about September 16, 2012, Dora N. paid an advance fee of $50 to WELCOME HOME! for listings of residential real properties for tenancy.

CONCLUSIONS OF LAW

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

6. Based on the information contained in Paragraphs 1 through 4 above, WELCOME HOME! and DE DIOS performed and/or participated in prepaid rental listing services which require a prepaid rental listing service license or real estate broker license under the provisions of Code Section 10167.2 (unlawful to engage in prepaid rental listing service unless licensed in that capacity or a real estate broker) during a period of time when neither of them were licensed by the Bureau as a real estate broker or prepaid rental listing service, in violation of Code Section 10167.2 (unlawful to engage in prepaid rental listing service unless licensed in that capacity or a real estate broker).

DESIST AND REFRAIN ORDER

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

1. IT IS HEREBY ORDERED that WELCOME HOME! and YATNZIN ANETTE DE DIOS, whether doing business under their own names, or any other names, or any fictitious name:

(i) 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: July 21, 2014.

Real Estate Commissioner

By: JEFFREY MASON
Chief Deputy Commissioner

cc: WELCOME HOME!
YATNZIN ANETTE DE DIOS
1905 E. 17th Street, #325
Santa Ana, CA 92705