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1 At all times mentioned, You, E-REALTYHOMES.COM INC.
2 ("E-REALTY"), and You, ADRIAN VAN RIJS ("RIJS"), were licensed or
3 had license rights issued by the Department of Real Estate
4 ("Department") as a real estate broker.
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2.

6 At all times mentioned, in the City of Tarzana, County
7 of Los Angeles, You, E-REALTY and You, RIJS, acted as real estate
8 broker and conducted licensed activities within the meaning of:
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10 A. Code Section 10131(a). You operated a residential
11 resale brokerage dba Van Rys Realtors.

12 B. Code Section 10131(b). You operated a commercial
13 property management brokerage e-Realtycommerical.com.

14 C. Code Section 10131(d). You operated a mortgage and
15 loan brokerage dba e-RealtyLoans.com. and T.D. Financial.

16 D. In addition, You conducted broker-controlled
17 escrows through E-Realty's escrow division, Van Rijs Escrow
18 Division, under the exemption set forth in California Financial
19 Code Section 17006(a)(4) for real estate brokers performing
20 escrows incidental to a real estate transaction where the broker
21 is a party and where the broker is performing acts for which a
22 real estate license is required.
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2 On September 21, 2006, the Department completed an
3 audit examination of the books and records of E-REALTY pertaining
4 to the broker-escrow activities described in Paragraph 4, that
5 require a real estate license. The audit examination covered a
6 period of time beginning on June 1, 2004 to April 24, 2006. The
7 audit examination revealed violations of the Code and the
8 Regulations as set forth in the following paragraphs, and more
9 fully set forth in Audit Report LA 050307 and the exhibits and
10 workpapers attached thereto.

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12 You E-REALTY and You RIJS conducted third party sales
13 escrows for the borrowers listed below wherein you were not
14 performing acts in the course of or incidental to a real estate
15 transaction, in which you were an agent or party to the
16 transaction and in which you were performing acts for which a
17 real estate license is required:
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<u>Borrower</u>	<u>Escrow Number</u>
Claudia L. Pereyra	00054243
Coldwater Canyon Equities LLC	00054397
Willowcrest Avenue Equities LLC	00054397
Etian Nisalil and Shlomi Elbaz	00065357
Richard Rock and Araceli Rock	00055126
Dietrich Grijalva	00054379
Michael Maslen	00054445

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2 Your conduct, E-REALTY and RIJS, as described in
3 Paragraph 4, is in violation of California Financial Code Section
4 17006(a)(4).

5 NOW, THEREFORE, YOU, E-REALTYHOMES.COM INC. dba
6 e-RealtyLoans.com, Van Rijs Escrow Division,
7 e-RealtyCommercial.com, Van Rys Realtors and T.D. Financial, and
8 YOU, ADRIAN VAN RIJS, ARE ORDERED TO DESIST AND REFRAIN from
9 performing any and all acts requiring a real estate license in
10 California unless and until you are in compliance with California
11 Financial Code Section 17006(a)(4).

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13 DATED 6-6, 2007.

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15 JEFF DAVI
16 Real Estate Commissioner
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25 cc: e-RealtyHomes.com Inc.
26 c/o Adrian Van Rys D.O.
27 18550 Ventura Blvd, Ste. 130
Tarzana, CA 91356