

1 Department of Real Estate
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0789
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FILED

FEB 18 2009

DEPARTMENT OF REAL ESTATE
By *L. L. [Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12) No. H-2354 FR
13 JANET LEE UNDERWOOD) ORDER TO DESIST AND REFRAIN
14) (B&P Code Section 10086)
15)

16 The Real Estate Commissioner of the State of California has caused an
17 investigation to be conducted of the real estate resale brokerage activities of you, JANET LEE
18 UNDERWOOD, also known as JANET TAYLOR-UNDERWOOD, doing business under the
19 fictitious business names of HEART AND SOUL COMMUNICATIONS and FIRST TRUST
20 PROPERTY MANAGEMENT (hereinafter referred to as "you"), and is of the opinion that you,
21 JANET LEE UNDERWOOD, have violated Section 10130 of the California Business and
22 Professions Code (hereinafter "the Code"). This opinion is based on the findings set forth
23 below.

24 I

25 From November 29, 1990 until February 16, 2008, you, JANET LEE
26 UNDERWOOD, were licensed by the Department of Real Estate of the State of California
27 (hereinafter "the Department") as a real estate salesperson.

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At no time mentioned herein since December 20, 2006, were you licensed in the employ of a licensed real estate broker.

III

At no time herein mentioned did the Department license Respondent as a real estate broker.

IV

At all times herein mentioned, you engaged in the business of, acted in the capacity of, advertised and assumed to act as a real estate broker in the State of California within the meaning of Section 10131(b) of the Code, including the operation and conduct of a property management business with the public wherein, on behalf of others, for compensation or in expectation of compensation, you leased or rented and offered to lease or rent, and placed for rent, and solicited listings of places for rent, and solicited for prospective tenants of real property or improvements thereon, and/or collected rents from real property or improvements thereon.

V

Between on or about December 20, 2006, and continuing through to on or about June 17, 2008, in the course of the activities described in Paragraph IV, above, you solicited landlords and/or tenants, listed real properties for rent, negotiated leases, and managed property, including, but not limited to, the leasing to tenants of, and collection of lease payments from tenants at, a residential real property commonly known as 457 Rian Noelle Court in Bakersfield, Kern County, California, owned by Maria Covarrubias.

VI

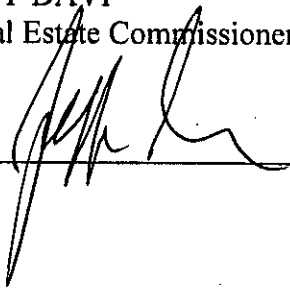
In acting as described above, you, JANET LEE UNDERWOOD, violated Section 10130 of the Code.

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1 NOW, THEREFORE, YOU, JANET LEE UNDERWOOD, AND YOUR
2 AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from
3 performing any and all acts within the State of California for which a real estate broker license is
4 required, unless and until you obtain such license.

5
6 DATED: 2/4/09

7
8 JEFF DAVI
9 Real Estate Commissioner

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13 cc: JANET LEE UNDERWOOD
14 1920 King Street
15 Bakersfield, CA 93305

16 JANET LEE UNDERWOOD
17 718 Grace Street
18 Bakersfield, CA 93305

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