

1 DEPARTMENT OF REAL ESTATE  
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FILED

APR 18 2012

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 STATE OF CALIFORNIA  
9 DEPARTMENT OF REAL ESTATE

10 To: )  
11 )  
12 JERRI G. TERRY. )  
13 )  
14 )

NO. H-2734 FR

ORDER TO DESIST AND REFRAIN  
(B&P Code Section 10086)

15 The Real Estate Commissioner (Commissioner) of the California Department of  
16 Real Estate (Department) caused an investigation to be made of the activities of JERRI G.  
17 TERRY (TERRY). Based on that investigation, the Commissioner has determined that TERRY  
18 has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting  
19 violations of the California Business and Professions Code (Code) and/or Title 10, Chapter 6,  
20 California Code of Regulations (Regulations) including acting in the capacity of, advertising, or  
21 assuming to act as a real estate broker in the State of California within the meaning of Code  
22 Section 10131(b) (property management services). Furthermore, based on the investigation, the  
23 Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under  
24 the authority of Code Section 10086.

25 FINDINGS OF FACT

26 1. At no time herein mentioned has TERRY been licensed by the Department in  
27 any capacity.

1                   2. Between about February 2006 and September 2010, TERRY negotiated to do  
2 one or more of the following acts for another or others, for or in expectation of compensation:  
3 lease or rent or offer to lease or rent; place for rent; solicit listings of places for rent; solicit for  
4 prospective tenants; negotiate the sale, purchase or exchange of leases on real property, or on a  
5 business opportunity; collect rents from real property, or improvements thereon, or from business  
6 opportunities.

7                   3. Between February 25, 2006 and September 25, 2010, TERRY, dba Home  
8 Sweet Home Property Management, entered into Property Management Agreements with the  
9 following property owners, in violation of Section 10130 of the Code:

<u>Property Owner</u>	<u>Address of Property</u>	<u>Date</u>
Suzanne C.	Friguletti, Los Banos, CA	2/25/06
Muho M.	Quail St., Los Banos, CA	2/26/09
Laith R.	Apricot Ct, Los Banos, CA	9/25/10
	Heron Dr., Los Banos, CA	

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16                   4. On or about September 3, 2010, TERRY solicited a Deputy Commissioner  
17 of the Department (herein referred to as "W.H."), offering to show properties between the  
18 \$1,000.00-\$2,000.00 price range. TERRY represented to W.H., that she would negotiate rents  
19 on the owner's behalf, there would be no additional security deposit required for pets on site,  
20 and any security deposit required for renting the property would be approximately one month's  
21 rent, in violation of Sections 10130 and 10131(b) of the Code.

22  
23   CONCLUSIONS OF LAW

24                   5. Based on the Findings of Fact contained in Paragraphs 1 through 4, TERRY  
25 has performed and/or participated in property management activities which require a real estate  
26 license under Code Sections 10130 and 10131(b) during a period of time when TERRY was not  
27 licensed by the Department in any capacity.

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