1	DEPARTMENT OF REAL ESTATE		
2	P. O. Box 187007 Sacramento, CA 95818-7007		
3	Telephone: (916) 227-0789		
4	APR 1 8 2012		
5	DEPARTMENT OF REAL ESTATE		
6	By Contrasas		
7			
8	STATE OF CALIFORNIA		
9	DEPARTMENT OF REAL ESTATE		
10	To:		
11) NO. H-2734 FR		
12	JERRI G. TERRY.) ORDER TO DESIST AND REFRAIN		
13) (B&P Code Section 10086))		
14			
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.		

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

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

Property Owner	Address of Property	<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 Heron Dr., Los Banos, CA	9/25/10

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

CONCLUSIONS OF LAW

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

DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein, you JERRI TERRY, ARE HEREBY ORDERED to immediately Desist and Refrain from performing any acts within the State of California for which a real estate broker license is required, and in particular, that you immediately Desist and Refrain from providing or participating in property management services for others and for compensation unless and until you, individually, obtain an appropriate license issued by the Department.

BARBARA BIGBY Acting Real Estate Commissioner

- <u>NOTICE</u> -

Business and Professions Code Section 10139 provides that, "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)..."

JERRI TERRY 1623 Racquet Club Dr. Los Banos, CA 93635-3841

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