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		1 2 3 4 5 6	KYLE T. JONES, Attorney (SBN 300751) Department of Real Estate 651 Bannon Street, Suite 507 Sacramento CA 95811 Telephone: (916) 576-8700 (916) 263-3767 (Fax) (916) 737-4389 (Direct)	
		7 8	BEFORE THE DEPARTMENT OF REAL ESTATE	
		9	STATE OF CALIFORNIA	
		10	* * *	
		11	To:)	
		12) NO. H- 3575 FR DAVID LAMONT DANCY)	
		13) ORDER TO DESIST AND REFRAIN) (B&P Code Section 10086)	
	5	14)	
	15.	15	The Real Estate Commissioner ("Commissioner") of the State of California has	
		16	caused an investigation to be made into the activities of DAVID LAMONT DANCY,	
		17	("DANCY") that fall within the meaning of Section 10131 (real estate broker defined) of the	
		18	California Business & Professions Code ("Code"). Based upon the findings of that investigation,	
		19	as set forth below, the Commissioner has determined and is of the opinion that:	
		20	DANCY has violated Section 10130 (license required to act as a real estate	
		21	broker) of the Code by engaging in the business of or acting as a real estate salesperson or	
		22	broker, within the meaning of Section 10131(b) (engaging in property management activities) of	
		23	the Code, without first having obtained a real estate license from the California Department of	
		24	Real Estate ("Department"). Whenever acts referred to below are attributed to DANCY, those acts are alleged	
		25	to have been done by DANCY, acting by himself, or by and/or through one or more known or	
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		1	unknown agents, associates, and/or co-conspirators, and using other names or fictitious business
		2	names including, but not limited to PROPERTY PROS LLC.
		3	<u>FINDINGS OF FACT</u>
		4	1. At no time has DANCY been licensed by the Department as a real estate
		5	salesperson or real estate broker.
		6	2. On or about December 5, 2023, DANCY held himself out as a property
		7	manager at the website located https://property-pros-property-management-
		8	company.business.site/?utm_source=gmb&utm_medium=referral.
		9	3. On or about January 23, 2024, via a phone call, DANCY offered and negotiated
		10	with an undercover Special Investigator to solicit for prospective tenants, negotiate leases, and
		11	collect rent from real property or improvements thereon located within the State of California for
		12	or in expectation of compensation. During the phone call, DANCY stated he helps find tenants,
		13	shows properties, rents properties, and has a maintenance company that helps with property
		14	maintenance. DANCY's services also included running credit checks for prospective tenants and
		15	advertising available properties on Craigslist and Facebook. Dancy stated his property
		16	management fee was seven percent of the rent, but the fee was negotiable.
		17	4. On or about January 24, 2024, DANCY, via text message, solicited an
		18	undercover Special Investigator to solicit for prospective tenants, negotiate leases, and collect
		19	rent from real property or improvements thereon located within the State of California for or in
		20	expectation of compensation.
		21	CONCLUSIONS OF LAW
		22	5. Based on the findings of fact contained in paragraphs 1 through 4, above,
		23	DANCY, among other things, solicited and/or performed services for landlords, including but
		24	not limited to soliciting for prospective tenants, negotiating leases, and collecting rents from real
		25	property or improvements thereon on behalf of landlords, for or in expectation of compensation
		26	in violation of Sections 10130 and 10131(b) of the Code.
		27	///

1	DESIGT AND REEPADI ORDER
1	DESIST AND REFRAIN ORDER
2	DAVID LAMONT DANCY IS HEREBY ORDERED to immediately desist and
3	refrain from performing any and all acts within the State of California for which a real estate
4	license is required, unless and until he obtains a real estate broker license.
5	DATED: 4/7/2025
7	
8	CHIKA SUNQUIST REAL ESTATE COMMISSIONER
9	KEAL ESTATE COMINISSIONER
10	M. M.C.H
11	By: Marcus L. McCarther
12	Chief Deputy Real Estate Commissioner
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22	- <u>NOTICE</u> -
23	
23	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
25	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
25	imprisonment in the county jail for a term not to exceed six months, or by both fine and
20	imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)"
	3

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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In the Matter of the Desist and Refrain Order to:

DRE Case No. <u>H-3575 FR</u>

DECLARATION OF MAILING

DAVID LAMONT DANCY,

STATE OF CALIFORNIA)) ss. COUNTY OF SACRAMENTO)

I am employed in the office of the Department of Real Estate of the State of California at 651 Bannon Street, Suite 507, Sacramento, CA 95811. I am over the age of eighteen years and not a party to the within action.

On April 16, 2025, I served the following document(s):

Desist and Refrain Order

RE-575 Notice of Service (Individual)

CITATION

in this action by placing a true copy thereof enclosed in a sealed envelope addressed as follows:

DAVID LAMONT DANCY 330 S GARDEN AVE APT 102 FRESNO, CA 93727

 \bigotimes (*By Mail*) I served the above document(s) on behalf of the Department of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

 \bigotimes (*By Certified Mail*) I served the above document(s) on behalf of the Department of Real Estate by placing for collection and mailing following ordinary business practices, true copies to the addressed as shown above, on this date and at the place shown, in envelope(s) in the ordinary course of business.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct.

Executed on April 16, 2025, at Sacramento, California.

he Mulutes **BROOKE NICHOLAS**