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FILED

APR 16 2025

DEPARTMENT OF REAL ESTATE
By B. A. Chelms

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:)
12) NO. H- 3575 FR
13 DAVID LAMONT DANCY)
14) ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

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").

25 Whenever acts referred to below are attributed to DANCY, those acts are alleged
26 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 FINDINGS OF FACT

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-](https://property-pros-property-management-company.business.site/?utm_source=gmb&utm_medium=referral)
8 [company.business.site/?utm_source=gmb&utm_medium=referral](https://property-pros-property-management-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.

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DATED: 4/7/2025


By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

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)....”

