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1	BUREAU OF REAL ESTATE			
2	320 West Fourth Street, Ste. 350 Los Angeles, California 90013			
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9	STATE OF CALIFORNIA			
10	BUREAU OF REAL ESTATE			
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12	To:)) NO. H- 4574 SD			
13	JEROME SHERMAN KERNS)) ORDER TO DESIST AND			
14) REFRAIN			
15) (B&P Code Section 10086)			
16				
17	The Commissioner (Commissioner) of the California Bureau of Real Estate			
18	(Bureau) caused an investigation to be made of the activities JEROME SHERMAN KERNS			
19	(KERNS). Based on that investigation, the Commissioner has determined that KERNS has			
20	engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations			
21	of the California Business and Professions Code (Code), including the business of, acting in the			
22	capacity of, and/or assuming to act as a real estate broker in the State of California within the			
23	meaning of Section 10131(b) (leasing, offering to lease or collecting rents for the real property of			
24	another) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues			
25	the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the			
26	authority of Section 10086 of the Code.			
27				

1	Whenever acts referred to below are attributed KERNS, those acts are alleged to
2	have been done by KERNS, acting by himself, or by and/or through one or more agents,
3	associates, affiliates, and/or co-conspirators.
4	FINDINGS OF FACT
5	1. KERNS was licensed by the Bureau (then the "Department of Real Estate") as
6	a real estate broker from December 12, 1991 to December 11, 2003, when his license expired.
7	KERNS has not been licensed by the Bureau since December 11, 2003
8	2. On or about September 10, 2011, KERNS entered into a Lease/Rental
9	Commission Agreement with Mr. and Mrs. Jeffrey B., who were the owners of the rental
10	property at issue. This Agreement identified KERNS as a "real estate broker". In the agreement
. 11	Mr. and Mrs. Jeffrey B agreed to pay KERNS the first month's rent and 8.33% of subsequent
12	rents that KERNS collected from the tenants of the rental property.
13	CONCLUSIONS OF LAW
14	3. Based on the findings of fact contained in paragraphs 1 and 2 KERNS,
15	acting by himself, or by and/or through one or more agents, associates, affiliates, and/or co-
16	conspirators, leased, offered to lease, or collected rents for the real property of others, which acts
17	require a real estate broker license under Section 10131(b) of the Code, during a period of time
. 18	KERNS was not licensed by the Bureau as a real estate broker, in violation of Section 10130 of
19	the Code.
20	
21	DESIST AND REFRAIN ORDER
22	Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated
23	herein, it is hereby ordered that JEROME SHERMAN KERNS, whether doing business under
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25	this own name, or any other name, IS HEREBY ORDERED to immediately desist and refrain
26	from performing any acts within the State of California for which a real estate broker license is
27	required.

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2	DATED: JAN 2 2 2014
3	DATED: JAN 2 2 2014 Real Estate Commissioner
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6	By: JEFFREY MASON
7	Chief Deputy Commissioner
8	Notice: Business and Professions Code Section 10139 provides that "Any person acting as a
9	real estate broker or real estate salesperson without a license or who advertises using words
10	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
	I imprisonment in the county jail for a term not to exceed six months, or by both fine and
11	imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars (\$60,000)."
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24	cc: JEROME SHERMAN KERNS
25	6918 Paseo Laredo
. 26	La Jolla, CA 92037
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