

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4
5 Telephone: (916) 227-0789
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FILED
MAR 15 2007

DEPARTMENT OF REAL ESTATE

By 

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * *

11 TO:)
12) NO. H-4693 SAC
13 SHELLETTE FLOURNOY)
14 dba MAXIMUM RENTAL)
15 SOLUTIONS & MAXIMUM SOLUTIONS)
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ORDER TO
DESIST AND REFRAIN

15 The Real Estate Commissioner of the State of
16 California (hereinafter "Commissioner") has caused an
17 investigation to be made of your activities and based upon the
18 findings herein below set forth, is of the opinion that you,
19 SHELLETTE FLOURNOY dba MAXIMUM RENTAL SOLUTIONS and MAXIMUM
20 SOLUTIONS (hereinafter "FLOURNOY"), have violated Section 10130
21 of the California Business and Professions Code (hereinafter
22 Code) by engaging in the business of or acting as a real estate
23 salesperson or broker, within the meaning of Sections 10130 and
24 10131(b) of the Code without first having obtained a real estate
25 license from the California Department of Real Estate
26 (hereinafter Department).

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I

At all times mentioned herein you were dba MAXIMUM RENTAL SOLUTIONS and/or MAXIMUM SOLUTIONS.

II

At no time herein mentioned were you licensed by the Department as a real estate broker or salesperson.

III

Beginning on or about August 1, 2004 to the present, you, FLOURNOY, performed various services, including but not limited to soliciting and showing apartments to, and preparing rental agreements for various owners and tenants, including but not limited to, Dominador Echipare, Princetta M. Bussey, Susan R. Shabazz-Parrish and Martha Montoya, regarding various real property, including but not limited to, 7912 Symington Way, 208 Majorca Circle and 8736 Lemas, all in Sacramento.

IV

The acts you performed, for or in expectation of compensation, described in Paragraph III above are acts requiring a real estate salesperson or broker license under the provisions of Sections 10130 and 10131(b) of the Code.

V

You, SHELLETTE FLOURNOY dba MAXIMUM RENTAL SOLUTIONS and MAXIMUM SOLUTIONS, violated Section 10130 of the Code by engaging in the activities described above in Paragraphs III through VII without first obtaining a real estate salesperson or broker license from the Department.

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1 NOW THEREFORE, YOU, SHELLETTE FLOURNOY dba MAXIMUM
2 RENTAL SOLUTIONS and MAXIMUM SOLUTIONS, ARE HEREBY ORDERED TO
3 DESIST AND REFRAIN from performing any and all acts for which a
4 real estate license is required until such time as you obtain
5 the required license from the Department.

6 DATED: 3/8/07

7 JEFF DAVI
8 Real Estate Commissioner

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10
11 cc: SHELLETTE FLOURNOY
12 MAXIMUM RENTAL SOLUTIONS
13 MAXIMUM SOLUTIONS
14 7944 KEITH WINNEY CIRCLE
15 SACRAMENTO, CA 95829
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