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Bureau of Real Estate
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Los Angeles, California 90013
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FILED

SEP 27 2016

BUREAU OF REAL ESTATE

By Lyndy Danner

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

To:)	No. H-04839 SD
)	
JULIO CESAR SEGOVIA, individually)	<u>ORDER TO DESIST</u>
and doing business as Prime Source)	<u>AND REFRAIN</u>
Solutions, Prime Source Solutions One,)	
Valley to Valley Rentals, United Property)	(B&P Code section 10086)
Rentals, and Real Estate United, Inc.,)	
)	
FRANK BENNETT, JR., individually)	
and doing business as Prime Source)	
Solutions, Prime Source Solutions One,)	
Valley to Valley Rentals, United Property)	
Rentals, and Real Estate United, Inc., and)	
)	
HENRY SONEY CHEN, individually)	
and doing business as Prime Source)	
Solutions, Prime Source Solutions One,)	
Valley to Valley Rentals, United Property)	
Rentals, and Real Estate United, Inc.)	
)	

The Commissioner ("Commissioner") of the California Bureau of Real Estate
caused an investigation to be made of the activities of JULIO CESAR SEGOVIA, individually
and doing business as Prime Source Solutions, Prime Source Solutions One, Valley to Valley

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Julio Cesar Segovia and Frank Bennett, Jr., and Henry Soney Chen
dba Prime Source Solutions, Prime Source Solutions One, Valley to Valley
Rentals, United Property Rentals, and Real Estate United, Inc.:
Order to Desist and Refrain

1 Rentals, United Property Rentals, and Real Estate United, Inc. ("SEGOVIA"), FRANK
2 BENNETT, JR., individually and doing business as Prime Source Solutions, Prime Source
3 Solutions One, Valley to Valley Rentals, United Property Rentals, and Real Estate United, Inc.
4 ("BENNETT"), and HENRY SONEY CHEN, individually and doing business as Prime Source
5 Solutions, Prime Source Solutions One, Valley to Valley Rentals, United Property Rentals, and
6 Real Estate United, Inc. ("CHEN"), has determined that Respondents SEGOVIA, BENNETT,
7 and CHEN have engaged in acts or practices constituting violations of the California Business
8 and Professions Code ("Code"), including, but not limited to, charging and collecting advanced
9 fees without a pre-approved advanced fee agreement while engaging in the business of a
10 prepaid rental listing service ("PRLS"), which are activities in the State of California within the
11 meaning of Code section 10167.2 (unlawful to engage in prepaid rental listing service unless
12 licensed in that capacity or as a real estate broker) and/or using an unauthorized fictitious
13 business name, in violation of Code section 10159.5. Based on the findings of that
14 investigation, set forth below, the Commissioner hereby issues the following Findings of Fact,
15 Conclusions of Law, and Desist and Refrain Order pursuant to Code section 10086.

16 Whenever acts referred to below are attributed to Prime Source Solutions One,
17 Prime Source Solutions, and/or Valley to Valley Rentals, those acts are alleged to have been
18 done by SEGOVIA, BENNETT, and CHEN, by themselves or by and/or through one or more
19 agents, associates, affiliates, and/or co-conspirators, and any fictitious names unknown at this
20 time.

21 All references to the "Code" are to the California Business and Professions
22 Code, and all references to "Regulations" are to Title 10, Chapter 6, California Code of
23 Regulations unless otherwise specified.

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1 FINDINGS OF FACT

2 1. SEGOVIA is presently licensed and/or had license rights issued by the
3 Bureau of Real Estate as a real estate broker (license no. 01746071). SEGOVIA was originally
4 licensed as a real estate salesperson from on or about May 9, 2006 through June 6, 2012.
5 SEGOVIA has been licensed from June 7, 2012 through the present as a real estate broker. At
6 no time mentioned herein has SEGOVIA had a fictitious business name registered with the
7 Bureau of Real Estate. At no time mentioned herein has SEGOVIA submitted an advance fee
8 agreement to the Commissioner, and obtained his approval. SEGOVIA's main office address
9 was 6502 Tujunga Ave., North Hollywood, CA from on or about June 5, 2013 to June 28, 2016
10 and 4364 Bonita Road, #485, Bonita, CA from on or about June 28, 2016 through the present.
11 At no time mentioned herein did SEGOVIA have a main office address, mailing address, and/or
12 branch office address at 1700 W. Cameron Ave., Suite 212, West Covina, CA 91790 on file
13 with the Bureau of Real Estate.

14 2. At no time mentioned herein has BENNETT been licensed by the Bureau
15 of Real Estate in any capacity.

16 3. At no time mentioned herein has CHEN been licensed by the Bureau of
17 Real Estate in any capacity

18 4. At no time mentioned herein have United Property Rentals, Prime
19 Source Solutions One, Prime Source Solutions, and/or Valley to Valley Rentals been licensed
20 by the Bureau of Real Estate in any capacity.

21 5. At all times mentioned herein, SEGOVIA, BENNETT, and CHEN
22 engaged in a PRLS business by supplying, or offering to supply, prospective tenants with
23 listings of residential real properties for tenancy, by publication or otherwise, pursuant to an
24 arrangement under which the prospective tenants are required to pay an advance or
25 contemporaneous fee, including, but not limited to, the occasions described below.

1 6. On or about December 22, 2014, CHEN, as the owner, filed a Fictitious
2 Business Name Statement to do business as Prime Source Solutions with the County Clerk's
3 Office of the County of Los Angeles at 28521 Bedford Ln., #54, Chino Hills, CA 91709. This
4 Fictitious Business Name Statement expires on December 22, 2019.

5 7. On or about December 31, 2014, CHEN on behalf of Prime Source
6 Solutions entered into a lease agreement to rent 1700 W. Cameron Ave., Suite 212, West
7 Covina, CA 91790 beginning January 1, 2015 and ending December 31, 2016 for a base rent of
8 \$1,477.98

9 8. On or about March 23, 2015, SEGOVIA, as the owner, filed a Fictitious
10 Business Name Statement to do business as Prime Source Solutions One with the County
11 Clerk's Office of the County of Los Angeles at 1700 W. Cameron Ave., Suite 212, West
12 Covina, CA 91790. This Fictitious Business Name Statement expires on March 23, 2020. The
13 transactions described in Paragraphs 9 through 11, below, all occurred at 1700 W. Cameron
14 Ave., Suite 212, West Covina, CA 91790.

15 9. On or about February 2, 2015, BENNETT dba Prime Source Solutions
16 dba Valley to Valley Rentals solicited PRLS services to prospective tenant Yvonne C. At 1700
17 W. Cameron Ave., Suite 212, West Covina, CA 91790, BENNETT provided Yvonne C. with a
18 written agreement, and charged and collected an advance service fee of \$199.00 from Yvonne
19 C. for rental listings of properties that purportedly met her required specifications for a rental
20 property. However, BENNETT did not provide Yvonne C. with any rental listings or
21 appointments to see any properties for rent despite her repeated requests. Yvonne C. made
22 timely and repeated requests for a refund of her advance fee. To date, BENNETT has not
23 refunded any part of the \$199.00 fee collected from Yvonne C.

24 10. On or about February 25, 2015, an "Arthur" dba Prime Source Solutions
25 dba Valley to Valley Rentals on behalf of SEGOVIA, BENNETT, and/or CHEN solicited
26 PRLS services to prospective tenants Lloyd M. and Maggie V. At 1700 W. Cameron Ave.,

1 Suite 212, West Covina, CA 91790, this "Arthur" provided Lloyd M. and Maggie V. with a
2 written agreement, and charged and collected an advance service fee of \$199.00 from Lloyd M.
3 and Maggie V. for rental listings of properties that purportedly met their required specifications
4 for a rental property. However, no rental listings or appointments to see any properties for rent
5 were provided despite their repeated requests. Lloyd M. and Maggie V. made timely and
6 repeated requests for a refund of their advance fee. To date, no refund of any part of the
7 \$199.00 advanced fee collected from Lloyd M. and/or Maggie V. has been paid to them.

8 11. On or about September 5, 2015, a "Scott Thompson" dba Prime Source
9 Solutions dba Valley to Valley Rentals on behalf of SEGOVIA, BENNETT, and/or CHEN
10 solicited PRLS services to prospective tenants Jeremy C. and Nicole B. At 1700 W. Cameron
11 Ave., Suite 212, West Covina, CA 91790, this "Scott Thompson" provided Jeremy C. and
12 Nicole B. with a written agreement, and charged and collected an advance service fee of
13 \$199.00 from Jeremy C. and Nicole B. in exchange for referring them to landlords and/or
14 property managers with available rental properties that met their required specifications.
15 However, Jeremy C. and Nicole B. were only provided with advertisements printed from the
16 Craigslist website. The landlords and/or property managers of these rental properties did not
17 work with SEGOVIA, BENNETT, and/or CHEN. Jeremy C. and Nicole B. made timely and
18 repeated requests for a refund of their advance fee. To date, no refund of any part of the
19 \$199.00 advanced fee collected from Jeremy C. and/or Nicole B. has been paid to them.

20 12. For an unknown period of time, SEGOVIA, BENNETT, and CHEN also
21 operated their PRLS services while doing business as United Property Rentals and Real Estate
22 United, Inc.

23 13. For an unknown period of time, SEGOVIA, BENNETT, and CHEN have
24 been soliciting properties to rent, soliciting prospective tenants, and offering to negotiate the
25 lease or rent of properties for others on the Craigslist website and Homes.com website.

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CONCLUSIONS OF LAW

1. Based on the information contained in the Findings of Facts, Paragraphs 1 through 13, above, SEGOVIA failed to submit the advance fee agreements to the Commissioner before using them, in violation of Code sections 10085 and 10167.9 and Regulations section 2970.

2. Based on the information contained in the Findings of Facts, Paragraphs 1 through 13, above, SEGOVIA used unauthorized fictitious business names, Prime Source Solutions One, Prime Source Solutions, and Valley to Valley Rentals, in violation of Code section 10159.5.

3. Based on the information contained in the Findings of Facts, Paragraphs 1 through 13, above, SEGOVIA conducted PRLS activities at 1700 W. Cameron Ave., Suite 212, West Covina, CA 91790, in violation of Code section 10162 and Regulations sections 2710(c) and 2715.

4. Based on the information contained in the Findings of Facts, Paragraphs 1 through 13, above, BENNETT and CHEN performed and/or participated in the business of, acted in the capacity of, advertised a PRLS business within the meaning of Code section 10167, et seq., which requires a real estate broker license or a PRLS license under the provisions of Code section 10167.2 during a period of time when they were not licensed by the Bureau of Real Estate as a real estate broker and/or PRLS licensee, all of which is in violation of Code section 10167.2(a).

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1 4. That FRANK BENNETT, JR. and HENRY SONEY CHEN whether
2 doing business under their own names and/or any other names, including, but not limited to,
3 Prime Source Solutions, Prime Source Solutions One, Valley to Valley Rentals, United
4 Property Rentals, and Real Estate United, Inc., immediately desist and refrain from performing
5 any acts within the State of California for which a real estate broker and/or PRLS license is
6 required, including, but not limited to, PRLS activities as described in Code section 10167, et
7 seq., unless properly licensed to do so.

8 DATED: 9/21/16, 2016.

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10 WAYNE S. BELL
11 REAL ESTATE COMMISSIONER

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14 By: DANIEL SANDRI
15 Assistant Commissioner

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20 **Notice:** California Business and Professions Code section 10139 provides, "Any person acting
21 as a real estate broker or real estate salesperson without a license or who advertises using words
22 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
23 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
24 imprisonment in the county jail for a term not to exceed six months, or by both fine and
25 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
26 (\$60,000)."