

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

FILED

JAN 22 2008

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 BEFORE THE
9 DEPARTMENT OF REAL ESTATE
10 STATE OF CALIFORNIA

11 * * *

12 TO:)
13 SUZAN P. HOUSER) NO. H-4922 SAC
14 dba TWAIN HARTE RENTALS) ORDER TO DESIST AND REFRAIN
15) (B&P Code Section 10086)

16 The Real Estate Commissioner of the State of California
17 has caused an investigation to be conducted and is of the opinion
18 that you, SUZAN P. HOUSER, individually and doing business as
19 TWAIN HARTE RENTALS, while engaged in activities which require a
20 real estate broker license under the provisions of Section
21 10131(b) of the California Business and Professions Code
22 (hereafter "the Code") have violated Section 10130 of the Code.

23 I

24 At no time herein mentioned have you, SUZAN P. HOUSER,
25 been licensed by the Department of Real Estate of the State of
26 California (hereinafter "Department") either as a real estate
27 broker or a real estate salesperson.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

II

At all times herein mentioned, you, SUZAN P. HOUSER, engaged in the business of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the State of California, within the meaning of Section 10131(b) of the Code, including the operation and conduct of a property management business with the public wherein, on behalf of another or others, for compensation or in expectation of compensation, you leased or rented and offered to lease or rent, and placed for rent, solicited listings of real property for rent, and solicited for prospective tenants of real property or improvements thereon, and collected rents from real property or improvements thereon.

III

In the course of the activities and conduct described in Paragraph II, above, you, SUZAN P. HOUSER, solicited prospective tenants, negotiated rentals and collected rents from real properties for or on behalf of another or others, in various such transactions, including, but not limited to, the following:

- 1) Subject Property: 22743 Brett Harte Drive
Twain Harte, California
Property Owner: Nancy Mullins
Lease Date: March 4, 2004
- 2) Tenant Name: Don Oshman
Subject Property: 18248 Lakeview Drive
Twain Harte, California
- 3) Tenant Name: Leslie Cutonilli and
Michael and Carol Hignite
Subject Property: 21957 Elizabeth Lane
Sonora, California
Lease Date: August 16, 2007

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26

IV

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

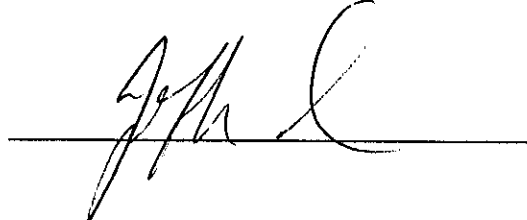
V

In acting as described in Paragraphs I, II, III and IV, above, you violated Section 10130 of the Code.

NOW, THEREFORE, YOU, SUZAN P. HOUSER, INDIVIDUALLY AND DOING BUSINESS AS TWAIN HARTE RENTALS, AND YOUR AGENTS AND EMPLOYEES, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, unless and until you obtain a real estate broker license.

DATED: 1-2-08

JEFF DAVI
Real Estate Commissioner



cc: TWAIN HARTE RENTALS
P. O. Box 1225
22922 Twain Harte Dr.
Twain Harte, CA 95383

SUZAN P. HOUSER
19817 Greenview Drive
Twain Harte, CA 95383