

1 DEPARTMENT OF REAL ESTATE
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FILED

MAR 21 2011

DEPARTMENT OF REAL ESTATE

[Signature]

6 STATE OF CALIFORNIA

7 DEPARTMENT OF REAL ESTATE

8 To:)
9)
10 RESPONSIVE PROPERTY)
11 MANAGEMENT, and)
12 RAYMOND SANTOS)

NO. H-5566 SAC

ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

13 The Commissioner (hereinafter "Commissioner") of the California Department
14 of Real Estate (hereinafter "Department") caused an investigation to be made of the activities of
15 RESPONSIVE PROPERTY MANAGEMENT (hereinafter "RPM"), and RAYMOND
16 SANTOS, also known as Ray Santos (hereinafter "SANTOS"). Based on that investigation, the
17 Commissioner has determined that RPM and SANTOS have engaged in, is engaging in, or is
18 attempting to engage in, acts or practices constituting violations of the California Business and
19 Professions Code (hereinafter "the Code") and/or Title 10, Chapter 6, California Code of
20 Regulations (hereinafter "the Regulations"), including the business of, acting in the capacity of,
21 and/or advertising or assuming to act as, a real estate broker in the State of California within the
22 meaning of Section 10131(b) (property management services). Furthermore, based on the
23 investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of
24 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

25 FINDINGS OF FACT

26 1. At no time were RPM and/or SANTOS licensed by the Department in
27 any capacity.

1 2. SANTOS is the owner of the fictitious business name Responsive
2 Property Management in the County of Sacramento.

3 3. During the period of time set forth below, RPM and SANTOS, on behalf
4 of others, for compensation or in expectation of compensation, leased or rented and offered to
5 lease or rent, and solicited for prospective tenants of real property or improvements thereon, and
6 collected rents from real property or improvements thereon.

7 4. Within the last three years, SANTOS, who was acting on behalf of RPM,
8 in the course of the property management brokerage activities described above, solicited
9 prospective tenants for, negotiated rental agreements for, and/or collected rents from real
10 properties owned by another or others in the Cypress Meadows Community located on Folsom
11 Blvd. and Norcade Circle in Sacramento, California, including, but not limited to the following
12 building and apartments:

Building #	Apartment #s
2911	1, 2, 3, and 4
2915	1, 2, 3, and 4
2941	1, 2, 3, and 4
9063	1, 2, 3, and 4
9059	1, 2, 3, and 4
2803	1, 2, 3, and 4
2811	4
2815	1, 2, and 3
2803	1, 2, 3, and 4
2839	1, 2, 3, and 4
2843	1, 2, 3, and 4

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25 ///
26 ///
27 ///

1 CONCLUSIONS OF LAW

2 5. Based on the findings of fact contained in Paragraphs 1 through 4, RPM
3 and SANTOS, have performed and/or participated in property management activities which
4 require a real estate license under Sections 10130 and 10131(b) of the Code during a period of
5 time when RPM, and SANTOS were not licensed by the Department in any capacity.

6 DESIST AND REFRAIN ORDER

7 Based on the Findings of Fact and Conclusions of Law stated herein, you, RPM,
8 and SANTOS, whether doing business under your own name, or any other names or fictitious
9 names, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts
10 within the State of California for which a real estate broker license is required. In particular, you
11 are ordered to desist and refrain from soliciting or providing or participating in property
12 management services for others and for compensation, unless and until you obtain a real estate
13 broker license issued by the Department of Real Estate.

14 DATED: 3-15-2011

15 JEFF DAVI
16 Real Estate Commissioner

17
18 By  _____
19

20 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
21 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)."
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