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DEPARTMENT OF REAL ESTATE
P. O. Box 187007
Sacramento, CA 95818-7007
Telephone: (916) 227-0791

FILED

APR 06 2012

DEPARTMENT OF REAL ESTATE

By *D. Jones*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

To:)	
)	NO. H-5802 SAC
ALICE EARLS, individually,)	
and doing business as AME PROPERTIES)	<u>ORDER TO DESIST AND REFRAIN</u>
)	(B&P Code Section 10086)
)	
)	

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of ALICE EARLS, individually and doing business as AME PROPERTIES. Based on that investigation, the Commissioner has determined that ALICE EARLS, individually and doing business as AME PROPERTIES, has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations of the California Business and Professions Code ("Code") and/or Title 10, Chapter 6, California Code of Regulations ("Regulations") including acting in the capacity of, advertising, or assuming to act as a real estate broker in the State of California within the meaning of Section 10131(b) (representing clients in the capacity of a rental property manager) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order under the authority of Section 10086 of the Code.

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1 FINDINGS OF FACT

2 1. At all times relevant herein, ALICE EARLS was not and is not licensed by
3 the Department of Real Estate to conduct activities which require a real estate license in
4 California.

5 2. At all times relevant herein, AME PROPERTIES was not and is not
6 licensed by the Department of Real Estate to conduct activities which require a real estate license
7 in California

8 3. At least during the period of time set out below, ALICE EARLS,
9 individually and doing business as AME PROPERTIES, negotiated to do one or more of the
10 following acts for another or others, for or in expectation of compensation: soliciting and
11 showing properties to prospective tenant, negotiating rental terms, and preparing rental
12 agreements on behalf of clients.

13 4. On or about July 22, 2011, Tatyana E. entered into an agreement wherein
14 ALICE EARLS, individually and doing business as AME PROPERTIES, was to manage a
15 certain property owned by Tatyana E. located on Bankside Way, Sacramento, California.

16 5. On or about January 12, 2012, ALICE EARLS executed a declaration
17 under penalty of perjury admitting to the Department of Real Estate that she was doing business
18 as AME PROPERTIES and managed real properties belonging to others for compensation.

19 CONCLUSIONS OF LAW

20 Based on the findings of fact contained in paragraphs 1 through 5, ALICE
21 EARLS, individually and doing business as AME PROPERTIES, performed and/or participated
22 in property management activities which require a real estate license under Section 10131(b) of
23 the Code during a period of time when neither ALICE EARLS nor AME PROPERTIES was
24 licensed by the Department in any capacity.

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