

1 BUREAU OF REAL ESTATE
2 1651 Exposition Blvd.
3 P. O. Box 137007
4 Sacramento, CA 95813-7007

5 Telephone: (916) 263-8670

FILED

APR 30 2014

BUREAU OF REAL ESTATE

By L. Frost

8 STATE OF CALIFORNIA
9 BUREAU OF REAL ESTATE

10 * * *

11 To:) No. H-6120 SAC
12 LISA GRACE FORD)
13) ORDER TO DESIST AND REFRAIN
14) (B&P Code Section 10086)

15 The Commissioner ("Commissioner") of the California Bureau of Real Estate
16 ("Bureau") has caused an investigation to be made of the activities of LISA GRACE FORD
17 ("FORD"). Based upon that investigation, the Commissioner has determined that FORD has
18 engaged in, is engaging in, or is attempting to engage in, acts or practices constituting violations
19 of the California Business and Professions Code ("Code") including acting in the capacity of,
20 advertising, or assuming to act as a real estate broker in the State of California within the
21 meaning of Section 10131(b) (operating and conducting property management business with the
22 public) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues
23 the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the
24 authority of Section 10086 of the Code.

25 FINDINGS OF FACT

26 1. At no time herein mentioned has FORD been licensed by the Bureau in any
27 capacity.

1 2. During the periods of time set forth below, FORD performed activities
2 requiring a real estate broker license and negotiated to do one or more of the following acts for or
3 in expectation of compensation on behalf of another or others: leased or rented and offered to
4 lease or rent, and solicited for prospective tenants of real property or improvements thereon, and
5 collected rents from real property or improvements thereon.

6 3. At all times mentioned herein, FORD was and is currently employed by
7 G.A.R.O. Property Experts ("GARO"). Beginning on or about November 5, 2012, and
8 continuing intermittently through May 30, 2013, the Bureau conducted an audit of GARO's
9 records in which it was revealed that FORD served as an authorized signor of a bank account
10 holding funds in trust for GARO clients.

11 4. On or about November 15, 2012, FORD admitted under penalty of perjury in a
12 signed written declaration that for the past five years, she has performed real estate activities
13 requiring a license including signing checks issued from a trust account, showing properties to
14 prospective clients, signing lease agreements, and signing property management agreements.

15 CONCLUSIONS OF LAW

16 5. Based on the Findings of Fact contained in Paragraphs 1 through 4, FORD has
17 performed and/or participated in mortgage loan activities which require a real estate license
18 under Code Sections 10130 and 10131(b) during a period of time when FORD was not licensed
19 by the Bureau in any capacity.

20 DESIST AND REFRAIN ORDER

21 Based upon the Findings of Fact and Conclusions of Law stated herein, LISA
22 GRACE FORD IS HEREBY ORDERED to immediately Desist and Refrain from performing
23 any acts within the State of California for which a real estate broker license is required, and in
24 particular, to immediately Desist and Refrain from providing or participating in property

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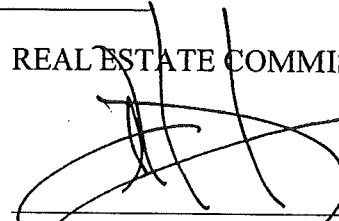
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1 management services for others and for compensation unless and until she obtains an appropriate
2 license issued by the Bureau.

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4 DATED: APR 22 2014

5 REAL ESTATE COMMISSIONER

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8 **JEFFREY MASON**

9 Chief Deputy Commissioner

10 **- NOTICE -**

11 Business and Professions Code Section 10139 provides that, "Any person acting
12 as a real estate broker or real estate salesperson without a license or who advertises using words
13 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
14 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
15 imprisonment in the county jail for a term not to exceed six months, or by both fine and
16 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
17 (\$60,000) ..."