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1	BUREAU OF REAL ESTATE 1651 Exposition Boulevard		
2	P. O. Box 137007		
3	Sacramento, CA 95813-7007		
4	Telephone: (916) 263-8670 OCT 1 4 2014 BUBEAU OF TO BUBEAU OF TO		
5	BUREAU OF REAL ESTATE By		
6	J. Contregas		
7			
8	STATE OF CALIFORNIA		
9	BUREAU OF REAL ESTATE		
10	* * *		
11	To:) NO. H-6176 SAC		
12) JEFF FORCIER.) <u>ORDER TO DESIST AND REFRAIN</u>		
13) (B&P Code Section 10086)		
14			
15	The Real Estate Commissioner (Commissioner) of the California Bureau of Real		
16	Estate (Bureau) has caused an investigation to be made of the activities of JEFF FORCIER		
17	(FORCIER). Based on that investigation, the Commissioner has determined that FORCIER 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) (property management services) of the Code. Furthermore, based		
22	on the investigation, the Commissioner hereby issues the following Findings of Fact and Desist		
23	and Refrain Order under the authority of Code Section 10086.		
24			
25	FINDINGS OF FACT		
26	1. At no time herein mentioned was FORCIER licensed by the Bureau in any		
27	capacity.		
	ORDER TO DESIST AND REFRAIN - 1 - JEFF FORCIER		

1	2. During the period of time set out below, FORCIER negotiated to do one or		
2	more of the following acts for another or others, for or in expectation of compensation: leased		
3	or rented or offered to lease or rent or placed for rent or solicited listings of places for rent or		
4	solicited for prospective tenants or negotiated the sale, purchase or exchange of leases on real		
5	property, or on a business opportunity or collected rents from real property, or improvements		
6	thereon, or from business opportunities.		
7	3. On about October 26, 2011, FORCIER, acting on behalf of Bonnie M., the		
8	owner of real property on Azalea Way, Vacaville, CA, signed a "One Year Residential Rental		
9	Agreement" for a term of November 1, 2011 through November 30, 2012, with tenant Lisa H.		
10	CONCLUSIONS OF LAW		
11	4. Based on the Findings of Fact contained in Paragraphs 1 through 3, FORCIER		
12	solicited and/or participated in property management activities which require a real estate license		
13	under Sections 10130 and 10131(b) of the Code during a period of time when FORCIER was not		
14	licensed by the Bureau in any capacity.		
15	DESIST AND REFRAIN ORDER		
16	Based upon the Findings of Fact and Conclusions of Law stated herein, JEFF		
17	FORCIER IS HEREBY ORDERED to immediately Desist and Refrain from performing any acts		
18	within the State of California for which a real estate broker license is required, and in particular,		
19	immediately Desist and Refrain from soliciting, providing or participating in property management		
20	services for others for compensation or in the expectation of compensation unless an appropriate		
21	license is issued by the Bureau.		
22	DATED: OCTOBER , 2014		
23	REAL ESTATE COMMISSIONER		
24	AA		
25			
26	By: JEFFREY MASON Chief Deputy Commissioner		
27			
	ORDER TO DESIST AND REFRAIN- 2 -JEFF FORCIER		

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1	- <u>NOTICE</u> -	
2	Business and Professions Code Section 10139 provides that, "Any person acting	
3	as a real estate broker or real estate salesperson without a license or who advertises using words	
4	indicating that he or she is a real estate broker without being so licensed shall be guilty of a	
5	public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by	
6	imprisonment in the county jail for a term not to exceed six months, or by both fine and	
7	imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars	
8	(\$60,000)"	
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	ORDER TO DESIST AND REFRAIN - 3 - JEFF FORCIER	