



II

At all times mentioned herein, RENAISSANCE FINANCIAL GROUP INC. (Respondent) was and still is licensed by the Department of Real Estate of the State of California ("Department") as a corporate real estate broker.

III

At all times mentioned herein, for or in expectation of compensation, Respondent, engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Section 10131 of the California Business and Professions Code (Code).

IV

The current mailing and business office address maintained by Respondent with the Department is Three Hutton Centre Drive, Suite 150, Santa Ana, California. Respondent is no longer located at this address nor is Respondent presently maintaining any office in California to conduct activities requiring a real estate license. Further, Respondent has failed to notify the Real Estate Commissioner of any different address other than the one set forth above.

DETERMINATION OF ISSUES

The acts and omissions of Respondent, as set forth above, are in violation of Section 10162 of the California Business and Professions Code and Section 2715 of Chapter 6, Title 10, California Code of Regulations and are grounds for the suspension or revocation of the licenses and license rights of RENAISSANCE FINANCIAL GROUP INC. pursuant to Sections 10165 and 10177(d) of the Code.

ORDER

The license and license rights of RENAISSANCE FINANCIAL GROUP INC. under the provisions of Part 1 of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon on July 5, 2000.

IT IS SO ORDERED June 6, 2000.

PAULA REDDISH ZINNEMANN  
Real Estate Commissioner

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Flay

1 Robert E. Baker  
2 Department of Real Estate  
3 State Bar No. 53100  
320 West Fourth Street, Suite 350  
4 Los Angeles, California 90013-1105  
5 Phone: (213) 576-6905

**FILED**  
FEB 17 2000  
DEPARTMENT OF REAL ESTATE

3y *[Signature]*

8 DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \*

11 In the Matter of the Accusation of )  
12 RENAISSANCE FINANCIAL GROUP INC., ) No. H-28420 LA  
13 Respondent. ) ACCUSATION  
14

15 The Complainant, Thomas McCrady, a Deputy Real Estate  
16 Commissioner of the State of California, for cause of accusation  
17 against RENAISSANCE FINANCIAL GROUP INC. alleges as follows:

18 I

19 The Complainant, Thomas McCrady, a Deputy Real Estate  
20 Commissioner of the State of California, makes this Accusation in  
21 his official capacity.

22 II

23 At all times mentioned herein, RENAISSANCE FINANCIAL  
24 GROUP INC. (Respondent) was and still is licensed by the  
25 Department of Real Estate of the State of California  
26 ("Department") as a corporate real estate broker.

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III

At all times mentioned herein, for or in expectation of compensation, Respondent engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Section 10131 of the California Business and Professions Code (Code).

IV

The current mailing and business office address maintained by Respondent with the Department is Three Hutton Centre Drive, Suite 150, Santa Ana, California 92707. Respondent is no longer located at this address nor is Respondent presently maintaining any office in California to conduct activities requiring a real estate license. Further, Respondent has failed to notify the Real Estate Commissioner of any different address other than the one set forth above.

V

The acts and omissions of Respondent, as set forth above, are in violation of Section 10162 of the Code and Section 2715 of Title 10, Chapter 6, California Code of Regulations, and are grounds for the suspension or revocation of the licenses and license rights of RENAISSANCE FINANCIAL GROUP INC. pursuant to Sections 10165 and 10177(d) of the Code.

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1           WHEREFORE, Complainant prays that a hearing be conducted  
2 on the allegations of this Accusation and that upon proof thereof,  
3 a decision be rendered imposing disciplinary action against all  
4 licenses and/or license rights of Respondent RENAISSANCE FINANCIAL  
5 GROUP, INC., under the Real Estate Law (Part 1 of Division 4 of the  
6 Business and Professions Code) and for such other and further  
7 relief as may be proper under other applicable provisions of law.

8 Dated at Los Angeles, California  
9 this 17th day of February, 2000.

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13 Deputy Real Estate Commissioner  
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23 cc: Renaissance Financial Group Inc.  
24 Thomas McCrady  
25 Sacto.  
26 CW  
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