

DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

In the Matter of the Accusation of)
RENAISSANCE FINANCIAL GROUP INC.)

No. H- 28420 LA

Respondent.

DECISION AFTER DEFAULT

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on May 12, 2000, and the findings of fact set forth herein are based on one or more of the following: (1) respondent's express admissions; (2) affidavits; and (3) other evidence.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522 and a copy of the Commissioner's <u>Criteria of Rehabilitation</u> are attached hereto for the information of respondent.

FINDINGS OF FACT

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On February 17, 2000, Thomas McCrady made the Accusation in his official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to Respondent, and Notice of Defense were mailed, by certified mail, to respondent's last known mailing address on file with the Department on February 17, 2000.

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.

<u>DETERMINATION OF ISSUES</u>

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.

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

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IT IS SO ORDERED

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PAULA REDDISH ZINNEMANN Real Estate Commissioner Han

1 Robert E. Baker Department of Real Estate 2 State Bar No. 53100 , 320 West Fourth Street, Suite 350 FEB 1.7 2000 Los Angeles, California 90013-1105 DEPARTMENT OF REAL ESTATE Phone: (213) 576-6905 4 : 5 6 7 DEPARTMENT OF REAL ESTATE 8 9 STATE OF CALIFORNIA 10 11 In the Matter of the Accusation of No. H-28420 LA RENAISSANCE FINANCIAL GROUP INC., 12 ACCUSATIQN 13 Respondent. 14 The Complainant, Thomas McCrady, a Deputy Real Estate 15 Commissioner of the State of California, for cause of accusation 16 against RENAISSANCE FINANCIAL GROUP INC. alleges as follows: 17 18 I The Complainant, Thomas McCrady, a Deputy Real Estate 19 Commissioner of the State of California, makes this Accusation in 20 his official capacity. 21 22 II At all times mentioned herein, RENAISSANCE FINANCIAL 23 GROUP INC. (Respondent) was and still is licensed by the 24 Department of Real Estate of the State of California 26. ("Department") as a corporate real estate broker. 27



III

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2	At all times mentioned herein, for or in expectation of
3 ,	compensation, Respondent engaged in the business of, acted in the
4	capacity of, advertised or assumed to act as a real estate broker
5	in the State of California, within the meaning of Section 10131 of
6	the California Business and Professions Code (Code).
7	IV
8	The current mailing and business office address
9	maintained by Respondent with the Department is Three Hutton Centre
10	Drive, Suite 150, Santa Ana, California 92707. Respondent is no
11	longer located at this address nor is Respondent presently
12	maintaining any office in California to conduct activities
13	requiring a real estate license. Further, Respondent has failed
14	to notify the Real Estate Commissioner of any different address
15	other than the one set forth above.
16	V .
17	The acts and omissions of Respondent, as set forth
18	above, are in violation of Section 10162 of the Code and Section
19	2715 of Title 10, Chapter 6, California Code of Regulations, and
20	are grounds for the suspension or revocation of the licenses and
21	license rights of RENAISSANCE FINANCIAL GROUP INC. pursuant to
22	Sections 10165 and 10177(d) of the Code.
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26	. /
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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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11	Deputy Roal Estate Gardin
12	Deputy Real Estate Commissioner
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23	cc: Renaissance Financial Group Inc. Thomas McCrady
24	Sacto. CW
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