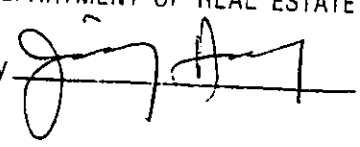


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Department of Real Estate
320 West 4th Street, Suite 350
Los Angeles, CA 90013-1105

(213) 576-6982

FILED
APR 13 2000
DEPARTMENT OF REAL ESTATE
By 

DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

To:)	No. H-28489 LA
)	
FRANCISCO HIDALGO)	<u>ORDER TO DESIST</u>
dba Express Rentals)	
)	<u>AND REFRAIN</u>
)	

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be conducted of your activities as described herein, and based upon the findings of that investigation, is of the opinion that you, FRANCISCO HIDALGO dba Express Rentals, have violated Section 10167.2 of the California Business and Professions Code (Code) by engaging in the business of a prepaid rental listing service within the State of California without a prepaid rental listing service license or a real estate broker license.

I

At no time mentioned hereafter have you, FRANCISCO HIDALGO, been licensed by the Department of Real Estate of the

1 State of California ("Department") as either a real estate broker
2 or as a prepaid rental listing service licensee.

3 II

4 During the last two years, you have supplied or offered
5 to supply to the public, listings of residential real properties
6 for tenancy pursuant to an arrangement requiring prospective
7 tenants to pay a \$75.00 fee in advance of or contemporaneously
8 with the supplying of the listings. Said prospective tenants
9 include, but are not limited to, Joseph Aguilar.

10 III

11 The supplying of listings of residential real properties
12 for tenancy for an advance fee is an act for which a prepaid
13 rental listing service license or real estate broker license is
14 required by Section 10167 of the Code.

15 IV

16 At no time prior to engaging in the acts described in
17 Paragraph II did you obtain either a prepaid rental listing
18 service license or a real estate broker license.

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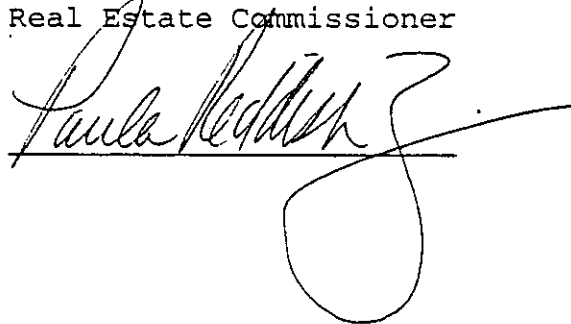
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NOW, THEREFORE, YOU, FRANCISCO HIDALGO, dba Express Rentals, ARE ORDERED TO DESIST AND REFRAIN from performing licensed acts, individually and under any fictitious name, until appropriately licensed by the Department as a real estate broker or as a prepaid rental listing service including a license to do business under a fictitious name.

DATED: April 10, 2000.

PAULA REDDISH ZINNEMANN
Real Estate Commissioner



FRANCISCO HIDALGO
dba Express Rentals
3114 Gage Ave.
Huntington Park, California 90255