

1 Department of Real Estate  
2 320 West 4<sup>th</sup> Street, Suite 350  
3 Los Angeles, California 90013-1105  
4 Telephone (213) 576-6982

FILED  
AUG 9 2001

DEPARTMENT OF REAL ESTATE

*[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: )  
12 RODNEY MALONE ) NO. H-29173 LA  
13 ) ORDER TO DESIST AND REFRAIN  
14 ) (B & P Code § 10086)

15 The Real Estate Commissioner of the State of  
16 California (hereinafter "Commissioner") has determined from the  
17 findings set forth below that you have violated Section 10130  
18 of the Business and Professions Code (hereinafter "Code") by  
19 engaging in the business of a real estate broker within the  
20 State of California without a real estate broker license.

21 I

22 At no time herein mentioned, have you been licensed  
23 by the Department of Real Estate of the State of California  
24 (hereinafter "Department") as a real estate broker, nor are you  
25 a real estate salesperson employed by a real estate broker.

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2 II

3 During a period of time from July 1998 through  
4 February 2000, for or in expectation of compensation, you acted  
5 on behalf of prospective buyers, Alicia Pendleton and Cynthia  
6 Shaw (mother and daughter respectively). When you initially  
7 spoke with Ms. Shaw you represented to her that you were a Real  
8 Estate Broker. You collected the following fees from Ms. Shaw:  
9 a \$500.00 application fee; a \$500.00 escrow fee; and \$50.00  
10 credit report fee. You have not returned any of said fees to  
11 Shaw and no escrow was opened on her behalf for the purchase of  
12 real property.

13 III

14 During the same period, while representing that you  
15 were a real estate broker, you made an offer on Ms. Pendleton's  
16 behalf to purchase real property located at 1482 Clifford,  
17 Rialto, California and, on April 4, 1999, collected an advance  
18 fee (that you described as an "administration fee") in the form  
19 of a personal check of \$500.00 made payable to Robbie Browne.  
20 Ms. Pendleton provided another check in the amount of \$500.00  
21 for deposit into escrow. Escrow was opened on May 27, 1999 for  
22 said property and canceled on or about February 11, 2000. You  
23 did not return the advance fee that you collected from Ms.  
24 Pendleton.

25 IV

26 Your acts, as described in Paragraphs II and III,  
27 above, are acts requiring a real estate license under the

1 provision of Code Section 10131(a).

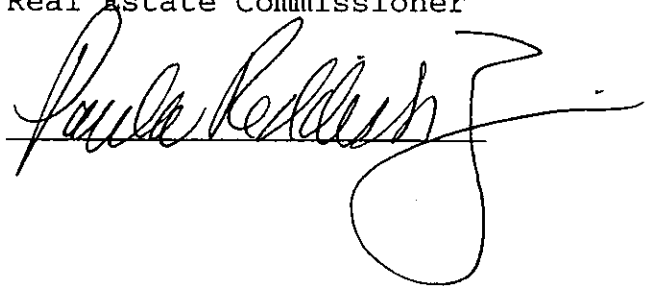
2 V

3 You violated Code Section 10130 by engaging in the  
4 activities described in Paragraphs II and III, above, without  
5 first obtaining a real estate license from the Department.

6 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN  
7 from performing any and all acts requiring a real estate  
8 license in the State of California, until you obtain the  
9 required license from the Department.

10 DATED: July 30, 2001

11 PAULA REDDISH ZINNEMAN  
12 Real Estate Commissioner

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21 cc: Rodney Malone  
22 1693 West Jefferson Blvd.  
23 Apt. 104A  
24 Los Angeles, CA 90018  
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