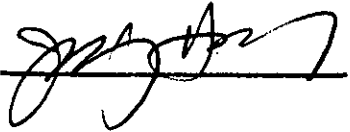


SAC 10

1 Department of Real Estate
2 320 West 4th Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982

FILED
AUG 2 2002

DEPARTMENT OF REAL ESTATE

By 

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

11 TO:)	
12 ROY FRANK BELL,)	NO. H- 29630 LA
13 individually and dba)	
14 Affordable Properties,)	
)	
)	<u>ORDER TO DESIST AND REFRAIN</u>
Respondent.)	(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 10167.2
18 of the Business and Professions Code (hereinafter "Code") by
19 engaging in the business of a prepaid rental listing service
20 within the State of California, without a prepaid listing
21 service license or real estate broker license.

I

23 At no time herein mentioned, have you been licensed
24 by the Department of Real Estate of the State of California
25 (hereinafter "Department") as a prepaid rental listing service
26 (hereinafter "PRLS") or as real estate broker.

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II

During at least the past year, from approximately July 28, 2001 forward, you supplied or offered to supply to prospective tenant(s), including but not necessarily limited to, Tashae Brown, with listings of residential real properties for tenancy pursuant to an arrangement requiring prospective tenants to pay a fee in advance of or contemporaneously with the supplying of listings.

III

The provision of said services occurred at the following business location: 8050 East Florence Avenue, Suite 210, Downey, California.

IV

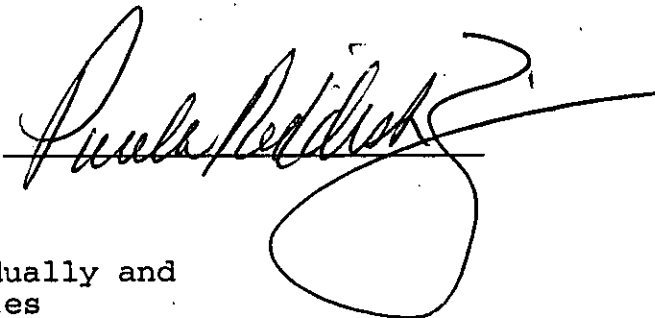
The supplying of listings of residential real properties for tenancy for an advance fee is an act for which a PRLS license or real estate broker license is required by Code Section 10167.2. You have violated this Section by virtue of the findings set forth herein.

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1 NOW, THEREFORE, YOU ROY FRANK BELL, INDIVIDUALLY AND
2 DBA AFFORDABLE PROPERTIES, ARE ORDERED TO DESIST AND REFRAIN
3 from engaging in business as a prepaid rental listing service
4 under the above captioned fictitious business names or any new
5 fictitious business names unless and until you are in
6 compliance with Division 4, Part 1, Chapter 3, Article 2.3 of
7 the Code.

8 DATED: July 29, 2002.

9 PAULA REDDISH ZINNEMANN
10 Real Estate Commissioner

11 
12
13

14 cc: Roy Frank Bell, individually and
15 dba Affordable Properties
16 8050 East Florence Avenue, Suite 210
17 Downey, CA 90240
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