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FILED
SEP 23 2002
DEPARTMENT OF REAL ESTATE

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

Laura B. Am...

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

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11 TO:) NO. H-29698 LA
12)
13 DYNAMIC REALTY CORPORATION) ORDER TO DESIST
14 and its designated officer,) AND REFRAIN
15 JUAN ADALBERTO RAMIREZ,)
16 dba Dynamic Home Loans.)

17 The Real Estate Commissioner of the State of California
18 ("Commissioner") has caused an investigation to be made of your
19 activities as real estate brokers and based upon the findings of
20 that investigation, as set forth below, is of the opinion that
21 you, DYNAMIC REALTY CORPORATION and you, JUAN ADALBERTO RAMIREZ,
22 dba Dynamic Home Loans, have violated Section 17006(a)(4) of the
23 California Financial Code ("Financial Code") and Sections 2731
24 and 2834 of Title 10, Chapter 6, California Code of Regulations
25 ("Regulations"), and that you, JUAN ADALBERTO RAMIREZ, have
26 violated Business and Professions Code ("Code") Section 10159.2.

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I

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2 At all times material herein, you, DYNAMIC REALTY
3 CORPORATION ("DYNAMIC"), were and now are licensed by the
4 Department of Real Estate of the State of California
5 ("Department") as a corporate real estate broker through
6 JUAN ADALBERTO RAMIREZ ("RAMIREZ"), as the designated officer
7 and broker responsible, pursuant to the provisions of Code
8 Section 10159.2, for supervising the activities requiring a real
9 estate license conducted on behalf of DYNAMIC by its officers,
10 agents and employees.
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13 II

14 At all times material herein, you, RAMIREZ, were and
15 now are licensed by the Department as a real estate broker,
16 individually and as the designated officer of DYNAMIC. As the
17 designated broker-officer, you RAMIREZ, are and at all times
18 material herein were responsible for the supervision and control
19 of the activities of the officers, agents and employees of
20 DYNAMIC for which a license is required pursuant to Code Section
21 10159.2.
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III

All further references to "you", include the parties identified in Paragraphs I and II, above, and also include the officers, directors, employees, agents and real estate licensees employed by or associated with said parties and who at all times herein mentioned were engaged in the furtherance of the business or operations of said parties and who were acting within the course and scope of their authority and employment.

IV

At all times material herein you engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers in the State of California, within the meaning of Code Section 10131(a), including soliciting purchasers of and negotiating the purchase and sale of real property.

V

On or about April 25, 2001, the Department completed an examination of your books and records, pertaining to the activities described in Paragraph IV, above, covering a period from March 1, 2000 through February 28, 2001, which examination revealed violations of the Code and of the Regulations as set forth below.

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2 VI

3 The examination described in Paragraph V, above,
4 determined that, in connection with the activities described in
5 Paragraph IV, above, you accepted or received funds, including
6 funds in trust (hereinafter "trust funds") from or on behalf of
7 your principals, and thereafter made deposit or disbursement of
8 such funds.

9 VII

10 In the course of activities described in Paragraphs IV
11 and VI, and during the examination period described in Paragraph
12 V, you acted in violation of the Financial Code, Code and the
13 Regulations in that:

14 (a) You, violated Regulation 2731 by using the
15 fictitious business name "Homelife Dynamic Realty" without first
16 obtaining a license from the Department bearing said name.

17 (b) You, violated Regulation 2834 by allowing non-
18 licensees Leticia Alvarez and Ricardo Melendez to be trust
19 account signatories without fidelity bond coverage.

20 (c) You violated Financial Code Section 17006(a)(4) as
21 follows:

22 From approximately 2000 through 2001, you conducted
23 escrows for borrowers Jose Ruiz Ortega and Emilia Ruiz, Merced
24 and Alicia Montes, Paul Almanza, Charles and Gladys Olkey and
25 Norberto Huerta. In said escrows you were not performing acts
26 in the course of or incidental to a real estate transaction, in
27 which you were an agent or a party to the transaction, and in

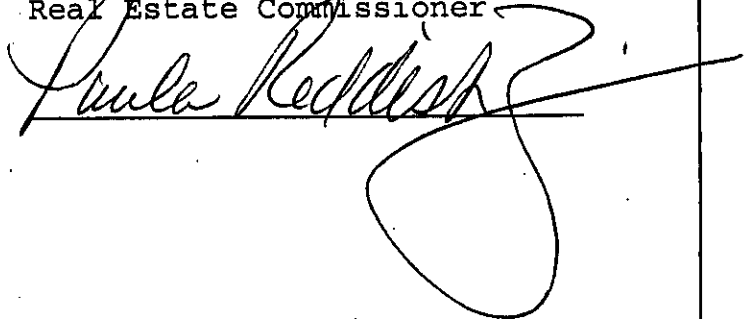
1 which you performed an act for which a real estate license is
2 required.

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4 NOW, THEREFORE, YOU, DYNAMIC REALTY CORPORATION and
5 YOU, JUAN ADALBERTO RAMIREZ, dba Dynamic Home Loans, ARE ORDERED
6 TO DESIST AND REFRAIN from performing any and all activities for
7 which a real estate broker license is required within the
8 meaning of Code Section 10131, unless and until you are in
9 compliance with Financial Code Section 17006(a)(4) and
10 Regulations 2731 and 2834.

11 AND FURTHER, YOU, JUAN ADALBERTO RAMIREZ, dba Dynamic
12 Home Loans, ARE ORDERED TO DESIST AND REFRAIN from performing
13 any of the acts for which a real estate license is required as
14 the designated officer of a licensed real estate corporation,
15 unless and until you are in compliance with Code Section 10159.2.

16 DATED: September 17, 2002.

17 PAULA REDDISH ZINNEMANN
18 Real Estate Commissioner

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25 cc: Dynamic Realty Corporation
26 Juan Adalberto Ramirez
27 1050 Lakes Dr., Ste. 130
West Covina, CA 91790

JRP:AS:lbo