

1 Department of Real Estate
2 320 West Fourth Street, Suite 350
3 Los Angeles, CA 90013-1105
4 Telephone: (213) 576-6982 or
5 Direct: (213) 576-6910

FILED
JAN 31 2005
DEPARTMENT OF REAL ESTATE

By 

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

10 * * *

11 TO:) No. H-31640 LA
12 ENRIQUE FAINCHTEIN) ORDER TO DESIST
13) AND REFRAIN
14) (B&P Code Section 10086)

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

21 I

22 At no time herein mentioned, have you been licensed by
23 the Department of Real Estate of the State of California
24 (hereinafter "Department") as a real estate broker.

25 II

26 During a period of time from November 6, 2002 to the
27 present, for or in expectation of compensation, you engaged in

1 the business of a real estate broker in the State of California,
2 including the operation of a real estate mortgage loan brokerage,
3 and real property sales business for another or others. Borrowers
4 and lenders were solicited for loans secured by interest in real
5 property, wherein such loan agreements were solicited and
6 negotiated on behalf of others. Sellers and buyers were
7 solicited for purchase and sales of real property, wherein such
8 sales and purchase agreements were arranged, negotiated,
9 processed and consummated on behalf of others.

10 These activities included, but were not limited to,
11 negotiating and soliciting the purchase and sale of real property
12 and loan servicing for Helen and Bertram Ross.

13 III

14 Your acts as described in Paragraph II, above, are acts
15 requiring a real estate broker license under the provisions of
16 Code Sections 10131(a) and (d).

17 IV

18 You violated Code Section 10130 by engaging in the
19 activities described in Paragraph II, above, without first
20 obtaining a real estate broker license from the Department.

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1 NOW, THEREFORE, YOU, ENRIGUE FAINCHTEIN, ARE ORDERED TO
2 DESIST AND REFRAIN from performing any and all acts requiring a
3 real estate license in the State of California, until you obtain
4 the required license from the Department.

5 DATED: 1-6-05

6 JEFF DAVI
7 Real Estate Commissioner

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cc: Enrique Fainchtein
4311 Wilshire Blvd., Suite. 415
Los Angeles, CA 90010

JRP:KA