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Department of Real Estate
320 West Fourth Street, #350
Los Angeles, California 90013

Telephone: (213) 576-6982

FILED
MAY - 9 2008
DEPARTMENT OF REAL ESTATE

Laura B. Stone

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

TO:)	NO. H-32811 LA
)	
RENE J. MOYA, Jr.)	<u>ORDER TO DESIST AND</u>
)	<u>REFRAIN</u>
)	(B & P Code § 10086)

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

1.

Beginning on or before June 17, 1993, you were licensed by the Department of Real Estate of the State of California (hereinafter "Department") as a real estate broker. On or about November 27, 1996, in Department Case No. H-26961 LA, your broker license was suspended for 90 days, all but

1 thirty days stayed for two years. On or about February 23,
2 2001, in Department Case No. H-28969 LA, the Department filed an
3 accusation against you due to your August 28, 2000 federal loan
4 fraud conviction. Effective December 26, 2001, you voluntarily
5 surrendered your broker license with charges pending in Case No.
6 H-28969 LA. At no time since then have you been licensed in any
7 capacity by the Department.

8 2.

9 During a period of time beginning on or before
10 March 1, 2004, you, RENE J. MOYA, Jr., engaged in the business of
11 representing purchasers of real property, for or in expectation
12 of compensation. Specifically, you represented Terri Bynum in
13 the purchase of a real property located at 801 Frankfort Avenue,
14 Huntington Beach, CA 92648 (hereinafter "subject property").

15 3.

16 On or about March 1, 2004, you contacted Carole
17 Hennessy, the listing agent who represented the sellers of the
18 subject property, and arranged a meeting to present an offer on
19 behalf of Terri Bynum. On March 5, 2004, you met with Carole
20 Hennessy and one of the sellers, John Goodwin, at Mr. Goodwin's
21 office to present an offer on behalf of Terri Bynum. At that
22 time, you represented yourself to be a real estate agent and
23 provided the seller with a business card with your name on it
24 from Century 21 United Realty. At that meeting, you explained
25 the details of the offer and indicated that you had represented
26 the buyer in other real estate transactions. The offer, subject
27 to counter-offer, was accepted by all parties and escrow opened.

1 Having represented yourself to be a real estate agent, you used a
2 lock box key to gain entry to the seller's property. You handled
3 all matters, such as the inspections and the buyer's walk-
4 through, on behalf of the buyer.

5 4.

6 Your acts as described in Paragraphs 2 and 3, above,
7 are acts requiring a real estate broker license under the
8 provisions of Code Section 10131(a).

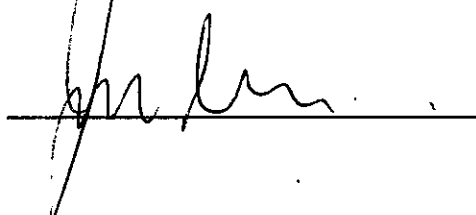
9 5.

10 You violated Code Section 10130 by engaging in the
11 activities described in Paragraph 2 and 3, above, without first
12 obtaining a real estate broker license from the Department.

13 NOW, THEREFORE, YOU ARE ORDERED TO DESIST AND REFRAIN
14 from performing any and all acts requiring a real estate license
15 in the State of California, individually and under any
16 fictitious business name, until you obtain the required license
17 from the Department.

18
19 DATED: 4-18-86

20
21 JEFF DAVI
22 Real Estate Commissioner

23 
24

25 cc: Rene J. Moya, Jr.
26 Century 21 United
27 10226 Lakewood Blvd.
Downey, CA 90241