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1 Department of Real Estate  
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**FILED**

OCT 21 2010

DEPARTMENT OF REAL ESTATE  
BY: [Signature]

8 DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To: ) No. H-36881 LA  
12 )  
13 EDDIE PEREZ ) ORDER TO DESIST  
14 ) AND REFRAIN  
15 ) (B&P Code Section 10086)  
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16 The Commissioner ("Commissioner") of the California  
17 Department of Real Estate ("Department") caused an investigation  
18 to be made of the activities of EDDIE PEREZ ("PEREZ"), and has  
19 determined that PEREZ has engaged in or is engaging in acts or  
20 practices constituting violations of the California Business and  
21 Professions Code ("Code") and/or Title 10, California Code of  
22 Regulations ("Regulations") including engaging in the business  
23 of, acting in the capacity of, advertising, or assuming to act,  
24 as real estate broker in the State of California within the  
25 meaning of Section 10131(a) (soliciting prospective sellers or  
26 purchasers of real property and negotiating purchase and sale  
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1 agreements for the purchase/sale of real property). Based on the  
2 findings of that investigation, as set forth below, the  
3 Commissioner hereby issues the following Findings of Fact and  
4 Desist and Refrain Order pursuant to Section 10086 of the Code.

5 FINDINGS OF FACT

6 1. At no time herein mentioned has PEREZ been  
7 licensed by the Department in any capacity.

8 2. In or around 2007, PEREZ engaged in the business of,  
9 acted in the capacity of, advertised or assumed to act as real  
10 estate broker in the State of California, within the meaning of  
11 Code Section 10131(a) of the Code. Said activity included  
12 soliciting buyers and sellers and negotiating the terms of  
13 purchase and sale agreements for or in expectation of  
14 compensation, including but not limited to the transaction set  
15 forth in Paragraph 3, below.

16 3. During the period February through April, 2007,  
17 PEREZ negotiated the terms of a purchase agreement on behalf of a  
18 prospective buyer of a condominium listed for sale by Amanda G.,  
19 and, thereafter, failed and refused to cooperate in the  
20 cancellation of the escrow when the buyer PEREZ represented was  
21 unable to perform the agreement according to its terms.

22 CONCLUSIONS OF LAW

23 4. Based on the information contained in Paragraph  
24 3, above, PEREZ performed and/or participated in real estate  
25 activities which require a real estate broker license under the  
26 provisions of Code Sections 10131(a) during a period of time  
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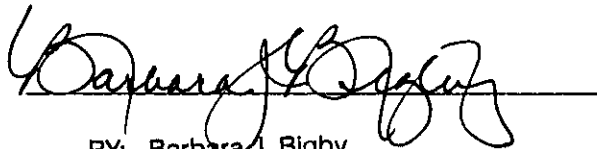
1 when PEREZ was not licensed by the Department as a real estate  
2 broker nor employed as a real estate salesperson by the broker  
3 on whose behalf the activities were performed in violation of  
4 Section 10130 of the Code.

5 DESIST AND REFRAIN ORDER

6 Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW  
7 stated herein, it is hereby ordered that EDDIE PEREZ, whether  
8 doing business under his own name, or any other name, or any  
9 fictitious name, IS HEREBY ORDERED to immediately desist and  
10 refrain from performing any acts within the State of California  
11 for which a real estate broker license is required. In  
12 particular EDDIE PEREZ is ORDERED TO DESIST AND REFRAIN from  
13 engaging in activities as a real estate broker by soliciting  
14 buyers and sellers and negotiating the terms of purchase and sale  
15 agreements for or in expectation of compensation.  
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18 DATED: 10/19, 2010.

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20 JEFF DAVI  
Real Estate Commissioner

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23 BY: Barbara J. Bigby  
Chief Deputy Commissioner  
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1 **Notice:** Business and Professions Code Section 10139 provides  
2 that "Any person acting as a real estate broker or real estate  
3 salesperson without a license or who advertises using words  
4 indicating that he or she is a real estate broker without being  
5 so licensed shall be guilty of a public offense punishable by a  
6 fine not exceeding twenty thousand dollars (\$20,000), or by  
7 imprisonment in the county jail for a term not to exceed six  
8 months, or by both fine and imprisonment; or if a corporation, be  
9 punished by a fine not exceeding sixty thousand dollars  
10 (\$60,000)."  
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26 cc: Eddie Perez  
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