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2	APR = 9 2013
3	DEPARTMENT OF REAL ESTATE BY:
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8	BEFORE THE DEPARTMENT OF REAL ESTATE
9	STATE OF CALIFORNIA
10	* * *
11	In the Matter of the Accusation of) No. H-37462 LA
12	EZ J FINANCING INC.; and) L-2012060251
13	ISIDORO P. JIMENEZ, individually,) as designated officer of EZ J)
14	Financing Inc. and doing business) as EZ Financing;)
15	Respondents.
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18	ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE
19	On September 22, 2011, an Accusation was filed in this
20	matter against Respondent EZ J FINANCING INC.
21	On November 30, 2012, Respondent EZ J FINANCING INC.
22	petitioned the Commissioner to voluntarily surrender its real
23	estate corporation broker license pursuant to Section 10100.2 of
24	the Business and Professions Code.
25	IT IS HEREBY ORDERED that Respondent EZ J FINANCING
26	INC.'s petition for voluntary surrender of its real estate broker
27	license is accepted as of the effective date of this Order as set

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forth below, based upon the understanding and agreement expressed 1 in Respondent's Declaration dated November 30, 2012, (attached as 2 3 Exhibit "A" hereto). Respondent's license certificate and pocket card shall be sent to the below listed address so that they reach 4 the Department on or before the effective date of this Order: 5 6 Department of Real Estate Licensing Flag Section Attn: 7 P.O. Box 187000 Sacramento, CA 95818-7000 8 9 This Order shall become effective at 12 o'clock noon 10 April 29, 2013 on 11 -013 IT IS SO ORDERED 12 WAYNE BEI S. Commissioner Real Estate 13 1415 16 17 18 19 20 21 22 23 24 25 26 27 2

	Exhibit "A"
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8	BEFORE THE DEPARTMENT OF REAL ESTATE
9	STATE OF CALIFORNIA
10	* * *) No. H-37462 LA
11	In the Matter of the Accusation of) NO. H-37462 LA L-2012060251
12	EZ J FINANCING INC.; and) ISIDORO P. JIMENEZ, individually,)
13	as designated officer of EZ J
14	Financing Inc. and doing business) as EZ Financing;)
15	Respondents.
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DECLARATION

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2	My name is ISIDORO P. JIMENEZ. I am the designated
3	officer of EZ J FINANCING INC., licensed real estate broker. I
4	am authorized and empowered to sign this declaration on behalf
5	of EZ J FINANCING INC.
6	I am represented by John M. Gerro, Attorney at Law.
7	In lieu of proceeding in this matter in accordance
8	with the provisions of the Administrative Procedure Act
9	(Sections 11400 et seq., of the Government Code), EZ J FINANCING
10	INC. wishes to voluntarily surrender its real estate license
11	issued by the Department of Real Estate ("Department"), pursuant
12	to Business and Professions Code Section 10100.2.
13	I understand that EZ J FINANCING INC., by so
14	voluntarily surrendering its license, can only have it
15	reinstated in accordance with the provisions of Section 11522 of
16	the Government Code. I also understand that by so voluntarily
17	surrendering its license, EZ J FINANCING INC. agrees to the
18	following:
19	1. The filing of this Declaration shall be deemed as
20	its petition for voluntary surrender.
21	2. It shall also be deemed to be an understanding and
22	agreement by EZ J FINANCING INC. that, it waives all rights it
23	has to require the Commissioner to prove the allegations
24	contained in the Accusation filed in this matter at a hearing
25	held in accordance with the provisions of the Administrative
26	Procedure Act (Government Code Sections 11400 et seq.), and that
27	it also waives other rights afforded to it in connection with

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the hearing such as the right to discovery, the right to present evidence in defense of the allegations in the Accusation and the right to cross-examine witnesses.

I further agree on behalf of EZ J FINANCING INC. 3. 4 that upon acceptance by the Commissioner, as evidenced by an 5 appropriate order, all affidavits and all relevant evidence б obtained by the Department in this matter prior to the 7 Commissioner's acceptance, and all allegations contained in the Ĥ Accusation filed in the Department Case No. H-37462 LA, may be 9 considered by the Department to be true and correct for the 10 purpose of deciding whether or not to grant reinstatement of EZ 11 J FINANCING INC.'s license pursuant to Government Code Section 12 11522. 13

4. I am acting freely and voluntarily on behalf of EZ
J FINANCING INC. to surrender its license and all license rights
attached thereto.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that I am acting freely and voluntarily on behalf of EZ J FINANCING INC. to surrender its license and all license rights attached thereto.

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EZ J FINANCING INC. By ISIDORO P. JIMENEZ

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Date and Place

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