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Department of Real Estate  
320 West 4th Street, Suite 350  
Los Angeles, California 90013-1105  
Telephone: (213) 576-6982

**FILED**

MAY 23 2012

DEPARTMENT OF REAL ESTATE  
BY: ca

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \*

TO:	)	
	)	NO. H-38155 LA
SU SMALL HOME SERVICES and	)	
SUSAN M. SMALL.	)	<u>ORDER TO DESIST AND REFRAIN</u>
	)	(B&P Section 10086)
	)	
	)	

The Real Estate Commissioner of the State of California has caused an investigation to be conducted and is of the opinion that SU SMALL HOME SERVICES and SUSAN M. SMALL have violated Section 10130 of the Business and Professions Code of the State of California in that SUSAN M. SMALL, while doing business as SU SMALL HOME SERVICES, engaged in property management activities which require a real estate license without first obtaining a real estate broker license. This opinion is based on the findings set forth below.

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For an unknown period of time beginning no later than January 15, 2010, and at various times thereafter in Riverside County, California, for compensation or in expectation of compensation, SUSAN M. SMALL, while doing business as SU SMALL HOME SERVICES, solicited listings of places for rent, solicited prospective tenants for, negotiated rental agreements for and collected rents from real properties owned by another or others, including, but not limited to, Carol W.

II

By the commission of the acts alleged above, SU SMALL HOME SERVICES and SUSAN M. SMALL engaged in the business and acted in the capacity of a real estate broker within the State of California as defined by Section 10131(b) of the Business and Professions Code.

III

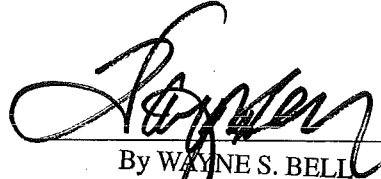
Prior to engaging in the business and acting in the capacity of a real estate broker within the State of California, SU SMALL HOME SERVICES and SUSAN M. SMALL failed to obtain a real estate broker license from the Department of Real Estate, in violation of Section 10130 of the Business and Professions Code.

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1 NOW, THEREFORE, SU SMALL HOME SERVICES and SUSAN M.  
2 SMALL ARE ORDERED TO DESIST AND REFRAIN from performing any and  
3 all acts within the State of California for which a real estate  
4 broker license is required, unless and until SU SMALL HOME  
5 SERVICES and SUSAN M. SMALL obtain a real estate broker license.

6 DATED: May 20, 2012.

7  
8 Real Estate Commissioner

9  
10   
11 By WAYNE S. BELL  
12 Chief Counsel

13  
14 **Notice:** Business and Professions Code Section 10139 provides  
15 that "Any person acting as a real estate broker or real estate  
16 salesperson without a license or who advertises using words  
17 indicating that he or she is a real estate broker without being  
18 so licensed shall be guilty of a public offense punishable by a  
19 fine not exceeding twenty thousand dollars (\$20,000), or by  
20 imprisonment in the county jail for a term not to exceed six  
21 months, or by both fine and imprisonment; or if a corporation, be  
22 punished by a fine not exceeding sixty thousand dollars  
23 (\$60,000)."

24 cc: Su Small Home Services & Susan M. Small  
25 P.O. Box 881  
26 Rancho Mirage, CA 92270-0881  
27  
72335 Rancho Rd.  
Rancho Mirage, CA 92270-4925