

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
4 (213) 576-6982

FILED
AUG 07 2024
DEPT. OF REAL ESTATE
By *[Signature]*

8 STATE OF CALIFORNIA
9
10 DEPARTMENT OF REAL ESTATE

11 To:) H-42724 LA
12 LORRAINE BOOKER) **ORDER TO**
13) **DESIST AND REFRAIN**
14)
15) (B&P Code Section 10086)

15 The Commissioner of the California Department of Real Estate (“Department” or
16 “DRE”) caused an investigation to be made of the activities of LORRAINE BOOKER
17 (BOOKER). Based on that investigation, the Commissioner has determined that BOOKER,
18 and/or any other fictitious business names used by BOOKER, has engaged in, is engaging in, or
19 is attempting to engage in, acts or practices constituting violations of the California Business and
20 Professions Code (Code), including violating Code Section 10130 by engaging in the business
21 of, acting in the capacity of, and/or advertising or assuming to act as, a real estate broker in the
22 State of California within the meaning of: Code Section 10131(b), by leasing or renting or
23 offering to lease or rent, or placing for rent, or soliciting listings of places to rent, or soliciting for
24 prospective tenants, or negotiating the sale, purchase or exchanges of leases on real property, or
25 on a business opportunity, or collecting rent from real property, or improvements thereon, or
26 from business opportunities (property management). Based on the findings of that investigation,

27 H-42724 LA: ORDER TO DESIST & REFRAIN – LORRAINE BOOKER

1 as set forth below, the Commissioner hereby issues the following Findings of Fact, Conclusions
2 of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

3 Whenever acts referred to below are attributed to LORRAINE BOOKER, those
4 acts are alleged to have been done by BOOKER, acting by herself, or by and/or through one or
5 more agents, associates, affiliates, and/or co-conspirators, and using the name "Lorraine Booker"
6 or other names or fictitious names unknown at this time.

7 **FINDINGS OF FACT**

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9 1. BOOKER is not, and has never been, licensed by the Department in any
10 capacity.

11 2. Yarbrough Group is a licensed DBA of Carolyn Marie Yarbrough (Yarbrough),
12 who is licensed by the Department as a real estate broker (REB), DRE license ID 01386981.
13 Yarbrough's mailing address of record on file with the DRE is 19640 Natalie Way, Redding, CA
14 96003 (Redding address).

15 3. According to REB Yarbrough, she employed BOOKER from 2016 to 2022 as
16 an assistant to a range of activities, including, but not limited to: payroll, bookkeeping, errand
17 running, meeting vendors, cooking and staging for open houses, and preparing flyers. Yarbrough
18 terminated all employees in September 2022.

19 4. According to REB Yarbrough, she performed property management activities
20 for property owner Shabana H. (property owner) for real property located at 1918 Columbia St.,
21 #4, San Diego, CA 92101 (subject property).

22 5. According to REB Yarbrough, she ceased to perform property management
23 activities for Shabana H. for the subject property on or about March 8, 2021; an email affirming
24 she "stopped managing any rentals" was sent from REB Yarbrough to Shabana H. on March 8,
25 2021 at 11:13 A.M..

1 6. According to a Lease listing Agreement (C.A.R. Form LL, Revised 6/21) (Listing
2 Agreement) dated July 28, 2021, unlicensed BOOKER signed as “Real Estate Broker (Firm)
3 Yarbrough Group,” DRE license 01386981 and agreed to list for lease or rent the subject property
4 for the period beginning July 28, 2021 and ending July 31, 2022. The address listed as that of the
5 Real Estate Broker (Firm) Yarbrough Group is not REB Yarbrough’s Redding address, and REB
6 Yarbrough did not sign said Listing Agreement.

7 7. According to a Residential Lease or Month-To-Month Rental Agreement
8 (C.A.R. Form LR, Revised 12/19) (Residential Lease) dated July 28, 2021, unlicensed BOOKER
9 signed as both “Real Estate Broker (Leasing Firm) Yarbrough Group,” DRE license 01386981 and
10 as “Real Estate Broker (Listing Firm) Yarbrough Group,” DRE license 01386981. The address
11 listed as that of Real Estate Broker (Listing Firm) Yarbrough Group is not REB Yarbrough’s
12 Redding address; it is an out-of-state Columbia, Illinois address. REB Yarbrough did not sign said
13 Residential Lease.

14 8. According to the July 28, 2021 Residential Lease, the tenant was to pay monthly
15 rent in the amount of \$2,400 from August 1, 2021 to August 31, 2022 to a “Broker Pay Portal.
16 According to the property owner Shabana H., rental amounts collected by BOOKER from the
17 tenant through said pay portal were not forwarded to her.

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CONCLUSIONS OF LAW

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3 14. Based on the findings of fact contained in paragraphs 1 through
4 **8, LORRAINE BOOKER**, acting by herself or by and/or through one or more agents,
5 associates, representatives, and/or co-conspirators, and using the name “Lorraine Booker” or
6 other names or fictitious names unknown at this time, leased or rented or offered to lease or rent,
7 or placed for rent, or solicited listings of places to rent, or solicited for prospective tenants, or
8 negotiated the sale, purchase or exchanges of leases on real property, or on a business
9 opportunity, or collected rent from real property, or improvements thereon, or from business
10 opportunities, which acts require a real estate broker license under **Code Section 10131(b)**,
11 during a period of time when LORRAINE BOOKER was not licensed by the Department as a
12 real estate broker, in violation of **Code Section 10130**.

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DESIST AND REFRAIN ORDER

Based upon the Findings of Fact and Conclusions of Law stated herein,
LORRAINE BOOKER, whether doing business under her own name or any other name(s) or
fictitious name(s), including but not limited to: Lorraine Booker, are hereby ordered to
immediately desist and refrain from performing any acts within the State of California for which
a real estate broker license is required. **In particular, LORRAINE BOOKER is ORDERED
TO DESIST AND REFRAIN from:**

- 1. engaging in the business of property management activities, as described in Code Section 10131(b), individually and under any fictitious business name(s), unless and until they obtain the required license from the Department and is in compliance with Business and Professions Code Section 10130; and**
- 2. performing any acts within the State of California for which a real estate broker license is required, unless they are so licensed.**

DATED: 7/29/2024

CHIKA SUNQUIST
REAL ESTATE COMMISSIONER

By: Marcus L. McCarther
Chief Deputy Real Estate Commissioner

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

cc: LORRAINE BOOKER