Department of Real Estate 320 West Fourth Street, Ste. 350 Los Angeles, California 90013 Telephone: (213) 576-6982

RANCHO VACATION PROPERTIES, INC.



DEPT. OF REAL ESTATE

To:

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

DRE No. H-42849 LA

ORDER TO DESIST AND REFRAIN
(B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of RANCHO VACATION PROPERTIES, INC. (RVPI) and Russell Paul Bates (Bates), a.k.a. Rusty Bates, and has determined that RVPI has engaged in or is engaging in acts or practices constituting violations of the California Business and Professions Code (Code), including engaging in the business of, acting in the capacity of, advertising, or assuming to act, as a real estate broker in the State of California within the meaning of Section 10131(b) of the Code (leasing or renting or offering to lease or to rent or soliciting for prospective tenants or collecting rents from real property or improvements thereon). Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order pursuant to Section 10086 of the Code.

Whenever acts referred to below are attributed to RVPI, those acts are alleged to 1 have been done by RVPI acting by itself, or by and/or through one or more associates, affiliates, 2 co-conspirators, including but not limited to Bates, and/or other names or fictitious names 3 unknown at this time. 4 FINDINGS OF FACT 5 RVPI is not currently licensed by the Department in any capacity. 1. 6 2. RVPI was formerly licensed as a real estate corporation from July 16, 2012, through July 15, 2016, License ID 01918022. RVPI's license expired on July 15, 2016. 8 3. Bates was the designated officer for RVPI July 16, 2012, through July 15, 2016. 4. On February 1, 2005, the Department issued a real estate broker license to Bates, License ID 01319888. 5. Bates is not licensed to conduct business under any fictitious business names. RVPI is a corporation formed in the State of California. The corporation's status 6. is currently suspended with the California Secretary of State. Bates is listed as an officer, director, and the Agent for Service of Process for RVPI. 7. From at least 2019, through the present, Bates, while doing business as RVPI, an unlicensed entity, engaged in the business of and acted in the capacity of a real estate broker in California within the meaning of Code section 10131(b). 8. During the afore-mentioned period, RVPI and Bates proceeded to do one or more of the following acts for another or others, for or in expectation of compensation: lease or rent or offer to lease or rent, or place for rent, or solicit listings of places for rent, or solicit for prospective tenants, or collect rents from real property, or improvements thereon. 9.

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entered into a Seasonal Rental Agreement ("lease agreement") with tenants D.L. and B.L.¹

On or about May 14, 2022, Bates, while doing business as RVPI, negotiated and

¹ Initials are used in place of individuals' full names to protect their privacy. Documents containing individuals' full names will be provided during the discovery phase of this case to Respondent(s) and/or their attorneys, after service of a timely and proper request for discovery on Complainant's counsel.

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18. Further, on or about July 19, 2022, Bates, while doing business as RVPI. 1 negotiated and entered into an Exclusive Authorization for Vacation Rental for the period of 2 July 19, 2022, through July 18, 2023, with T.P., the owner of a rental property located at 26 3 Hilton Head, Rancho Mirage, California. Bates was to receive compensation of twenty percent 4 (20%) of the total rents collected for the property owner. 5 CONCLUSIONS OF LAW 6 19. Based on the information contained in Paragraphs 1 through 18, above, 7 RANCHO VACATION PROPERTIES, INC., acting by itself, or by and/or through one or more 8 associates, affiliates, and/or co-conspirators, did one or more of the following acts for another or 9 others, for or in expectation of compensation: lease or rent or offer to lease or rent, or place for 10 rent, or solicit listings of places for rent, or solicit for prospective tenants, or collect rents from 11 real property, or improvements thereon, all of which requires a real estate license under Section 12 10131(b) of the Code, when RANCHO VACATION PROPERTIES, INC. was not licensed by 13 the Department to conduct such activities, in violation of Section 10130 of the Code. 14 DESIST AND REFRAIN ORDER 15 Based on the Findings of Fact and Conclusions of Law stated herein: 16 RANCHO VACATION PROPERTIES, INC., IS HEREBY ORDERED to immediately 17 desist and refrain from performing any acts within the State of California for which a real estate 18 broker license is required, and in particular, doing one or more of the following acts for another 19 or others, for or in expectation of compensation: lease or rent or offer to lease or rent, or place 20 21 for rent, or solicit listings of places for rent, or solicit for prospective tenants, or collect rents from real property, or improvements thereon, or engage in rental property management 22 activities of any kind whatsoever unless and until RANCHO VACATION PROPERTIES, INC. 23 obtains a real estate license issued by the Department. 24 111 25 111 26

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1	DATED: 4/22/2027, 2024.
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3	CHIKA SUNQUIST REAL ESTATE COMMISSIONER
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6	By: Marcus L. McCarther
7	Chief Deputy Real Estate Commissioner
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9	
LO	cc: Rancho Vacation Properties, Inc. Russell Paul Bates
	60601 Devils Ladder
11	Mountain Center, CA 92561
12	Notice: California Business and Professions Code section 10139 provides, "Any person acting
L3	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
L4	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
1.5	imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
.6	(\$60,000)."
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