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Dept. of Real Estate

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MAIL SORT #2

1 Department of Real Estate  
2 320 West Fourth St. #350  
3 Los Angeles, CA 90013

4 (213) 576-6982

DEPARTMENT OF REAL ESTATE  
BY: *Quynh N. Tran*

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \*

11 To:	)	No. H-37557-LA
	)	
12 JOSE NELSON SOLIS, dba	)	<u>ORDER TO DESIST</u>
13 Reliable Options,	)	<u>AND REFRAIN</u>
	)	
14	)	(B&P Code Section 10086)
	)	

15

16 The Real Estate Commissioner of the State of California ("Commissioner") has

17 caused an investigation to be made of the activities of JOSE NELSON SOLIS, dba Reliable

18 Options. Based on that investigation, the Commissioner has determined that JOSE NELSON

19 SOLIS has engaged in, is engaging in, or is attempting to engage in, acts or practices constituting

20 violations of the California Business and Professions Code ("Code"), including acting in the

21 capacity of, advertising or assuming to act as a real estate broker in the State of California within

22 the meaning of Code Section 10131(d) (advertising, soliciting borrowers for, and offering to

23 perform services for borrowers on loans secured by real property) when not properly licensed to

24 do so. Based on that investigation, the Commissioner hereby issues the following Findings of

25 Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of

26 the Code.

27

1 Whenever acts referred to below are attributed to JOSE NELSON SOLIS, those  
2 acts are alleged to have been done by that individual using fictitious business names, acting by  
3 himself, or by and /or through one or more agents, associates, affiliates and/or co-conspirators,  
4 including but not limited to the individuals herein named.

5 FINDINGS OF FACT

6 1. JOSE NELSON SOLIS ("SOLIS") is not currently licensed by the Department  
7 of Real Estate of the State of California ("Department") as a real estate broker or as a salesperson  
8 employed by a real estate broker.

9 2. SOLIS was licensed by the Department as a real estate salesperson between  
10 August 1, 2000 and July 31, 2008. His license expired on or about July 31, 2008. At that time,  
11 there were disciplinary charges pending against SOLIS in Department Case No. H-34944 LA.  
12

13 3. Effective April 30, 2009, in Case No. H-34944 LA, SOLIS's license rights,  
14 including the right to renewal of his expired salesperson license, were revoked for violation of  
15 Business and Professions Code ("Code") Sections 10177(i), 10145(c) and 10177(d), upon factual  
16 findings that SOLIS misappropriated \$5,000.00 from a real estate client. SOLIS' license and  
17 license rights have not been reinstated.  
18

19 4. On or about October 16, 2008, SOLIS filed a Fictitious Business Name  
20 Statement with the Los Angeles County Recorder's Office declaring that he was doing business  
21 as the owner of Reliable Options, with a principal place of business located at 8211 Firestone  
22 Blvd., #201, Downey, CA 90241.

23 5. Beginning on or before February 26, 2009, Laura Garcia, as an agent of SOLIS  
24 and Reliable Options, solicited borrower Manuel V. and offered to provide loan modification  
25 services in exchange for payment of fees. On or about April 3, 2009, Manuel V. paid Reliable  
26 Options \$1,000.00 as an advance fee for services to be provided. He also provided Reliable  
27

Options' agent, Laura Garcia, with two posted dated checks for the months of May and June 2009, for a total of 1,995.00. The check for \$1,000.00 was deposited by SOLIS.

6. Manuel V. subsequently notified Reliable Options that he wanted to cancel the agreement, and requested a full refund. Reliable Options and its agents refused to refund the money. No loan modification services were ever provided.

CONCLUSIONS OF LAW

The conduct, acts and/or omissions of JOSE NELSON SOLIS, doing business as Reliable Options, and soliciting borrowers for loan modification services when not licensed by the Department as a real estate broker or as a salesperson employed by a real estate broker, was in violation of Code Section 10130.

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DESIST AND REFRAIN ORDER

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2 Based on the Findings of Fact and Conclusions of Law stated herein, you,  
3 JOSE NELSON SOLIS, whether doing business under your own names, or any other names, or  
4 fictitious names, ARE HEREBY ORDERED to immediately desist and refrain from performing  
5 activities requiring a real estate license, including:

6 (i) soliciting borrowers and/or performing services for borrowers or lenders in  
7 connection with loans secured directly or collaterally by one or more liens on real property, and  
8

9 (ii) charging, demanding, or collecting a fee for any of the services you offer to  
10 others, unless and until you obtain a real estate broker license issued by the Department, and  
11 until you demonstrate and provide evidence satisfactory to the Commissioner that you are in full  
12 compliance with all of the requirements of the Code and Commissioner's Regulations relating to  
13 charging, collecting, and accounting for fees.

14  
15 DATED: 9/20, 2011

16  
17 BARBARA J. BIGBY  
Acting Real Estate Commissioner

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

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cc: Jose Nelson Solis  
dba Reliable Options  
8211 E. Firestone Blvd.#201  
Downey, CA 90241

Jose Nelson Solis  
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934 S. Susanna Ave.  
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