



DEPARTMENT  
OF  
REAL ESTATE  
FORUM

JEFF DAVI, Real Estate Commissioner  
January 28, 2011





# OPERATIONS REPORT



BARBARA  
BIGBY  
*Chief Deputy  
Commissioner*



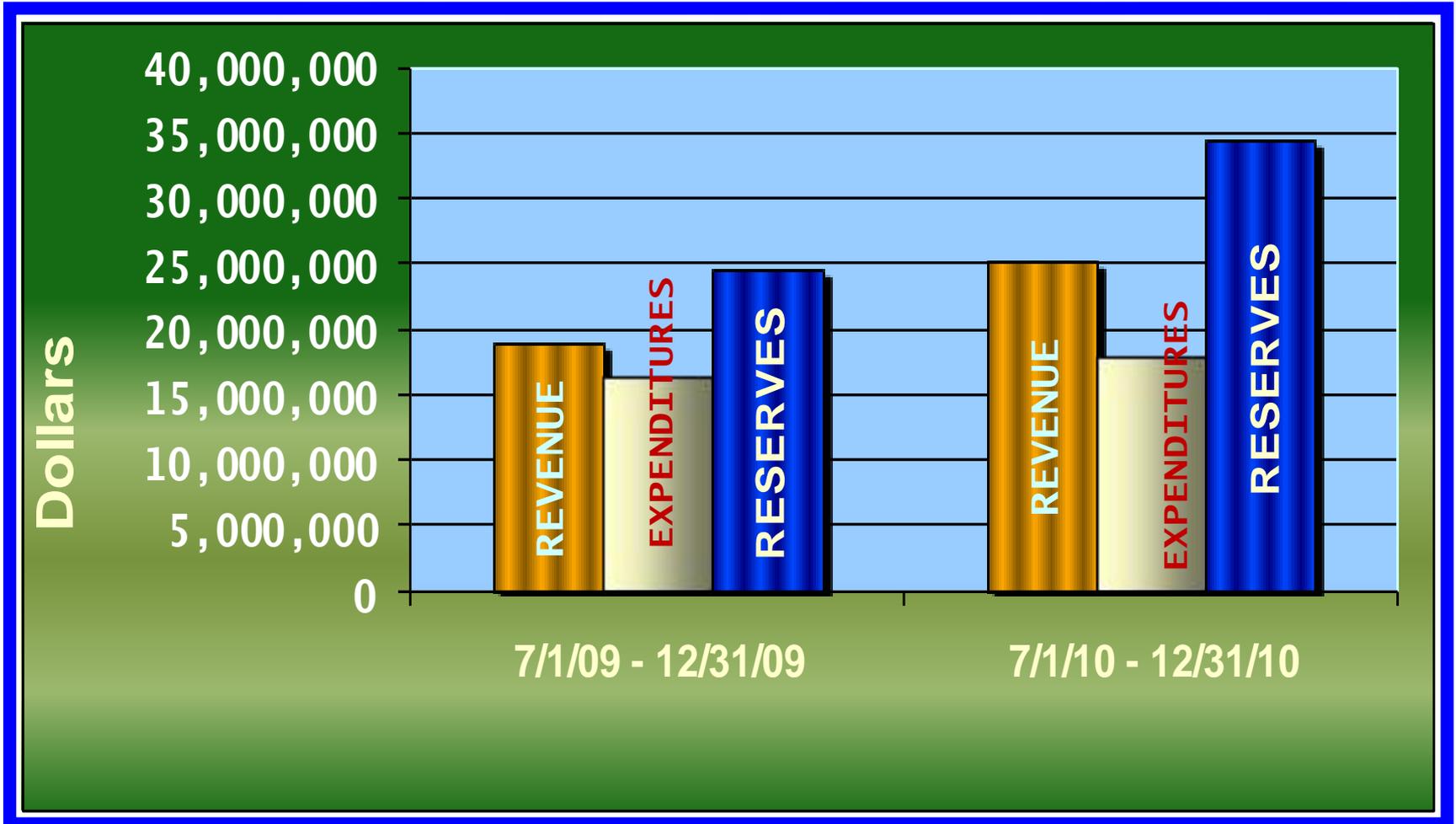
# Comparative Statistics

MONTH	REVENUE	NET EXPENDITURES	RESERVES
01/31/2010	\$3,574,505	\$2,276,296	\$25,878,461
02/28/2010	\$3,093,079	\$3,573,312	\$25,398,228
03/31/2010	\$4,388,505	\$2,759,221	\$27,027,512
04/30/2010	\$4,622,502	\$1,830,598	\$29,819,414
05/31/2010	\$4,046,977	\$2,641,914	\$31,224,476
06/30/2010	\$4,977,492	\$9,223,539	\$26,978,429
07/31/2010	\$4,263,802	\$1,896,282	\$29,345,949
08/31/2010	\$5,316,310	\$1,844,415	\$32,817,844
09/30/2010	\$5,131,610	\$1,953,565	\$35,995,889
10/31/2010	\$3,219,981	\$4,234,249	\$34,981,621
11/30/2010	\$3,239,760	\$3,713,300	\$34,508,081
<b>12/31/2010</b>	<b>\$4,017,635</b>	<b>\$4,195,556</b>	<b>\$34,330,160</b>



# Comparative Fiscal Data

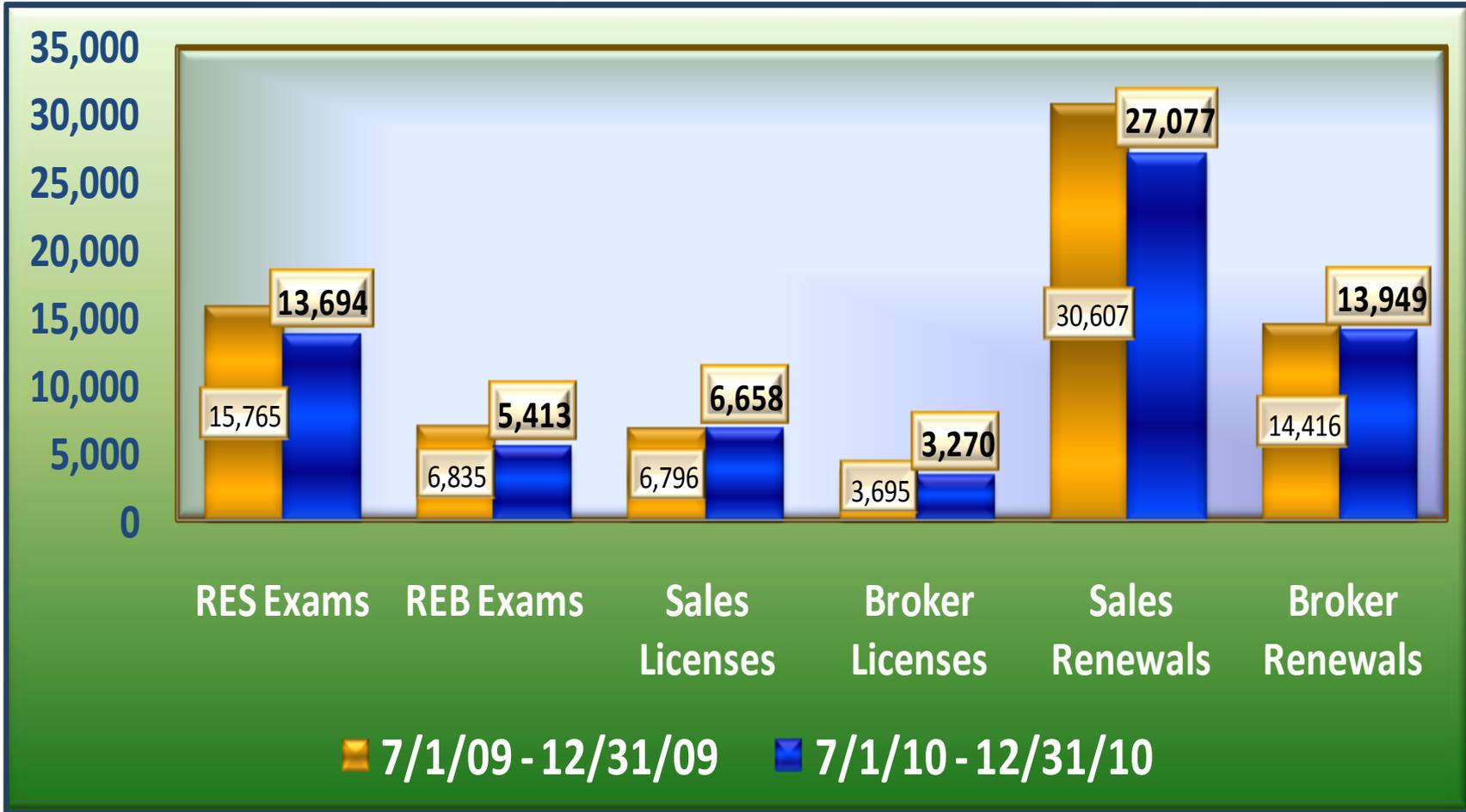
## July - Dec.09 to July-Dec.10





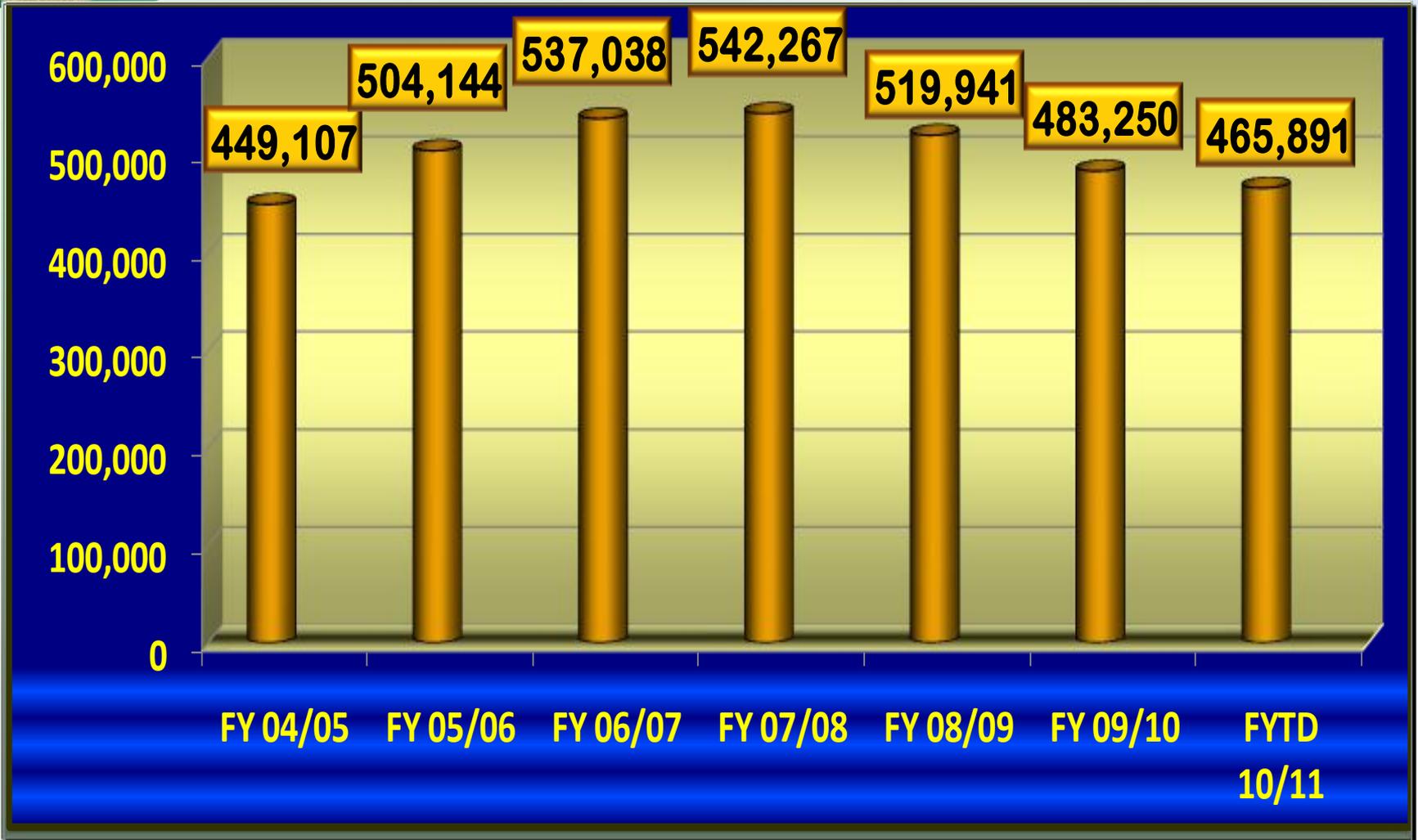
# Licensing Workload

## July-Dec. 09 to July-Dec. 10





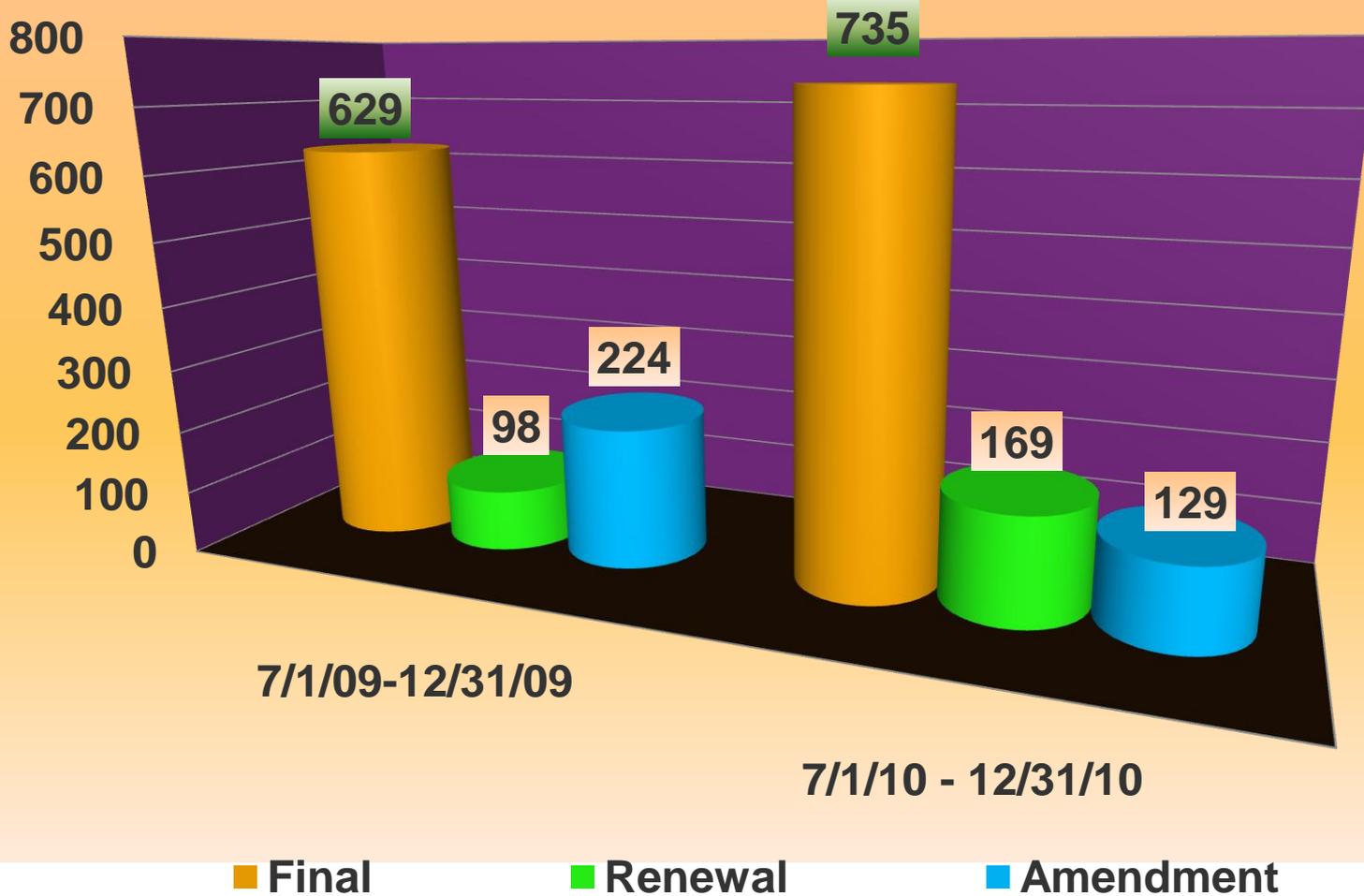
# License Population





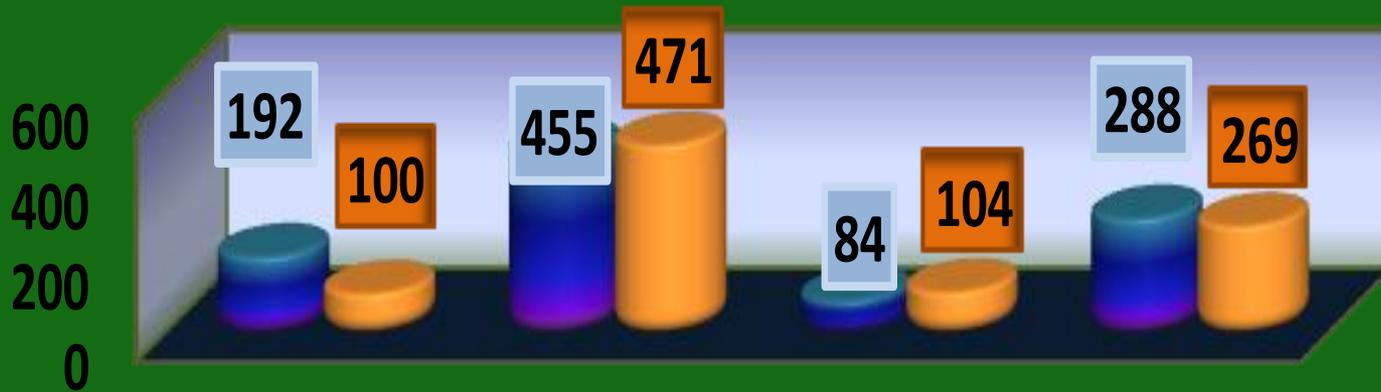
# Subdivision Comparison

## July – Dec. 09 to July – Dec. 10





# Enforcement Statistics



License Denials      Disciplinary Actions      Desist & Refrain Orders      Investigative Audits

■ 7/1/09 - 12/31/09      ■ 7/1/10 - 12/31/10

**DISCIPLINARY ACTIONS FOR THE MONTH OF December, 2010**

Hearing #	Region	Action	Name	License Type	Address	Order Filing Date	Effective Date	Violations	Comments
Transactional Accusation									
H10921SF	Sacramento	Outright Revocation	Primewest Residential Loans Corporation	Corporation	PO BOX 2040 DUBLIN, CA 94568	5/13/2010	12/1/2010	B&P 10177.5, B&P 10177(d), Reg 2715, B&P 10162, Reg 2753, Reg 2725	
H10921SF	Sacramento	Outright Revocation	Kattaura, Savindar K	Broker Officer	P O BOX 2040 DUBLIN, CA 94568	5/13/2010	12/1/2010	B&P 10177(d), Reg 2715, B&P 10162, Reg 2753, Reg 2725	
H36524LA	Los Angeles	Public Reprvals	Woods, Michael Joseph	Broker	PO BOX 4087 SHREVEPORT, LA 71134	3/21/2010	12/6/2010	B&P 10177(g), B&P 10165, B&P 10177(d), Reg 2715, B&P 10162	
H36524LA	Los Angeles	Public Reprvals	A V S Financial Services Inc,	Not Currently Licensed	PO BOX 4087 SHREVEPORT, LA 71134	3/21/2010	12/6/2010	B&P 10177(g), B&P 10165, B&P 10177(d), Reg 2715, B&P 10162	
H36515LA	Los Angeles	Revocation with Restricted License	Kim, Kwan Tae	Salesperson	2802 BORDER AVE TORRANCE, CA 90501	3/21/2010	12/6/2010	B&P 10177(g), B&P 10137, B&P 10177(d), B&P 10176(a)	
H10853SF	Sacramento	Reconsideration Denied	Republic Lending Group inc,	Corporation	6070 HELLYER AVE SAN JOSE, CA 95138	2/11/2010	12/8/2010	B&P 10177(d), B&P 10162	
H05440SAC	Sacramento	D&R Service Effected - Per Ser	Acquistapace, Joseph D	Salesperson		8/13/2010	12/8/2010	B&P 10177(g), Reg 2970, B&P 10176(i), B&P 10131(d), B&P 10177(j), B&P 10177(d), B&P 10085, B&P 10130, B&P 10145(c)	
H10853SF	Sacramento	Reconsideration Granted	Sporleder, Michael Bruce	Broker	5635 STRATFORD CIRCLE A 9 STOCKTON, CA 95207-5055	2/11/2010	12/8/2010	B&P 10159.2, B&P 10177(d)	
H04121SD	Sacramento	Outright Revocation	Simmons, Matthew Steven	Officer	3150 RICHARDS RD STE 201 BELLEVUE, WA 98005	6/9/2010	12/8/2010	B&P 10177(g), B&P 10177(h), B&P 10159.2, B&P 10177(d)	
H04121SD	Sacramento	Outright Revocation	America One Finance Inc,	Corporation	3150 RICHARDS RD STE 201 BELLEVUE, WA 98005	6/9/2010	12/8/2010	B&P 10177(d), Reg 2742(c)	
H10853SF	Sacramento	Reconsideration Denied	Republic Home Loan Corpore	Corporation		2/11/2010	12/8/2010	B&P 10177(d), B&P 10162	
H36438LA	Los Angeles	Suspension with Stay - Monetary Penalty	Robin, Willam David	Broker Officer	11485 WARM SPRINGS WAY YUCAIPA, CA 92399	1/25/2010	12/16/2010	B&P 10176(b)	
H05334SAC	Sacramento	Voluntary License Surrender	Hickey, April Louise	Salesperson	6458 CO RD 7 ORLAND, CA 95963	1/21/2010	12/22/2010	B&P 10177(g), B&P 10176(i), B&P 10176(b), B&P 10177(j), B&P 10176(a)	



**HOT TOPICS**

- > Beware of Imposter Landlords
- > "Cash for Keys" - Important Information for Consumers and DRE Licensees
- > Update: Warning Regarding Residential "Short" Sales



**Quick Links**

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**Licensees**



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**Consumers**



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- [Mortgage Information](#)
- [Consumer-Related Forms](#)
- [Suggestion Box](#)
- [Español](#)
- [Chinese](#)
- [2010 Tax Credit for New Home/First-Time Buyer](#)

## Summary of Enforcement Actions

The Department of Real Estate is a licensing and regulatory agency empowered to seek disciplinary action through the State Office of Administrative Hearings against licensees who violate specific sections of the State Business and Professions Code. We also are empowered to file orders to desist and refrain against licensed and unlicensed individuals and entities. Available on this report are the following listings: disciplinary actions initiated against real estate licensees; filed orders to desist and refrain from unlawful activities; decisions on petition applications to reinstate/remove restrictions from licenses; applications for licenses that have been denied and/or were issued restricted licenses; and licenses that have been voluntarily surrendered.

### Disciplinary Action Reports

- >> [January 2009](#)
- >> [December 2008](#)
- >> [November 2008](#)
- >> [October 2008](#)

**Real Estate License Lookup**

**Financial Literacy Outreach Program**

**California Real Estate & Financial Services License Status Check**

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<a href="#">H-NUMBER</a>	<a href="#">REGION</a>	<a href="#">ACTION</a>	<a href="#">NAME</a>	<a href="#">LICENSE TYPE</a>	<a href="#">ADDRESS</a>	<a href="#">FILED</a>	<a href="#">EFFECTIVE</a>	<a href="#">VIOLATIONS</a>	<a href="#">TYPE</a>
• H35110LA	Los Angeles	Revocation with Restricted License	Adi, Henry Hanania	Salesperson	15523 DOTY AVE LAWNDALE, CA 90260	7/16/2008	1/22/2009	B&P 490 B&P 10177(b)	Rap Accusation
• H03873SD	Sacramento	Outright Denial of Application	Aguirre, Noe Guerrero	N/A		12/1/2008	1/28/2009	B&P 480(a)	Denial of real estate license on grounds of conviction of crime, dishonest or fraudulent act, or act which would warrant suspension or revocation of license
• H10440SF	Sacramento	Outright Denial of Application	Ajagu, Vincent De Paul Ndubisi	N/A		6/12/2008	1/12/2009	B&P 480(a)	Denial of real estate license on grounds of conviction of crime, dishonest or fraudulent act, or act which would warrant suspension or revocation of license
• H34912LA	Los Angeles	Denial with Restricted License by Stipulation	Akello, Debora Ann	Broker		5/6/2008	1/7/2009	B&P 480(a) B&P 475(a)(2) B&P 10177(b)	Statement of Issues
• H34877LA	Los Angeles	Outright Revocation	Alvarado, Joe	Salesperson	6258 REDBIRD DR PICO RIVERA, CA 90660-	4/28/2008	1/12/2009	B&P 10177.5	Transactional Accusation

STATE OF CALIFORNIA  
 Department of Real Estate  
**Real Estate License Lookup**

**Financial Literacy Outreach Program**

California Real Estate & Financial Services License Status Check

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## Department of Real Estate

*Providing Service, Protecting You*

### Summary of Enforcement Actions (1/1/2009 - 1/31/2009)

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• H34912LA	Los Angeles	Denial with Restricted License by Stipulation	Akello, Debora Ann	Broker		5/6/2008	1/7/2009	B&P 480(a) B&P 475(a)(2) B&P 10177(b)	Statement of Issues
• H34877LA	Los Angeles	Outright Revocation	Alvarado, Joe	Salesperson	6258 REDBIRD DR PICO RIVERA, CA 90660-	4/28/2008	1/12/2009	B&P 10177.5	Transactional Accusation
• H35259LA	Los Angeles	Outright Revocation	Alvarez, Jorge Armando	Salesperson	12204 MOLINE DR WHITTIER, CA 90604	8/29/2008	1/27/2009	B&P 490 B&P 10177(b)	Rap Accusation
• H01690FR	Sacramento	Outright Revocation	Anderson, Ryan Christopher	Salesperson	2344 W FOREST CT PORTERVILLE,	5/24/2004	1/7/2009	B&P 490 B&P 10177(b)	Rap Accusation



# RealEstateBulletin

Real Estate MATTERS!

## MESSAGE FROM COMMISSIONER DAVI



This New Year brings a change in Administration and the hope of better times for us all. I know I heard these same excited words expressed a year ago as we said goodbye to 2009. With 2010 now behind us, I would encourage all of you in the real estate profession to take a brief moment to pause, catch your breath, look back on the past 24 months and say, "I've made it!"

California's real estate market is not out of the woods by any means as the marketplace still reels from thousands of foreclosures, short sales, and the yet unknown effects of our struggling economy. But, you have survived what we all recognize as the single largest real estate and economic downturn since the great depression.

2011 is an opportunity for us all to reflect on the past and to plot out a strategy for the future. Like anything in life, it's best to have a plan and the coming of the New Year is a great opportunity to put new plans into action. It's just like the

old adage, "If you don't know where you are going, you will probably get there."

For me, I welcome 2011 as a year of new adventures. I will leave my post some time in 2011. It seems natural for me to take my own advice and pause and reflect on my last 6 years as your Real Estate Commissioner. There are many accomplishments of which I am proud: having been a part of beginning with the implementation of Electronic Exams to the successful conversion to the Mortgage Loan Originator Endorsement License for real estate licensees who engage in mortgage lending activities. Also, DRE has now in place, for the first time, a five year strategic plan developed in concert with all the staff to guide the department into the future. We have improved regulations regarding CE course requirements and expanded CE compliance reviews. Last year I was even able to realize my dream with the successful launch of the DRE Financial Literacy Program. DRE continues its forward thinking and outside the box ingenuity with the recent

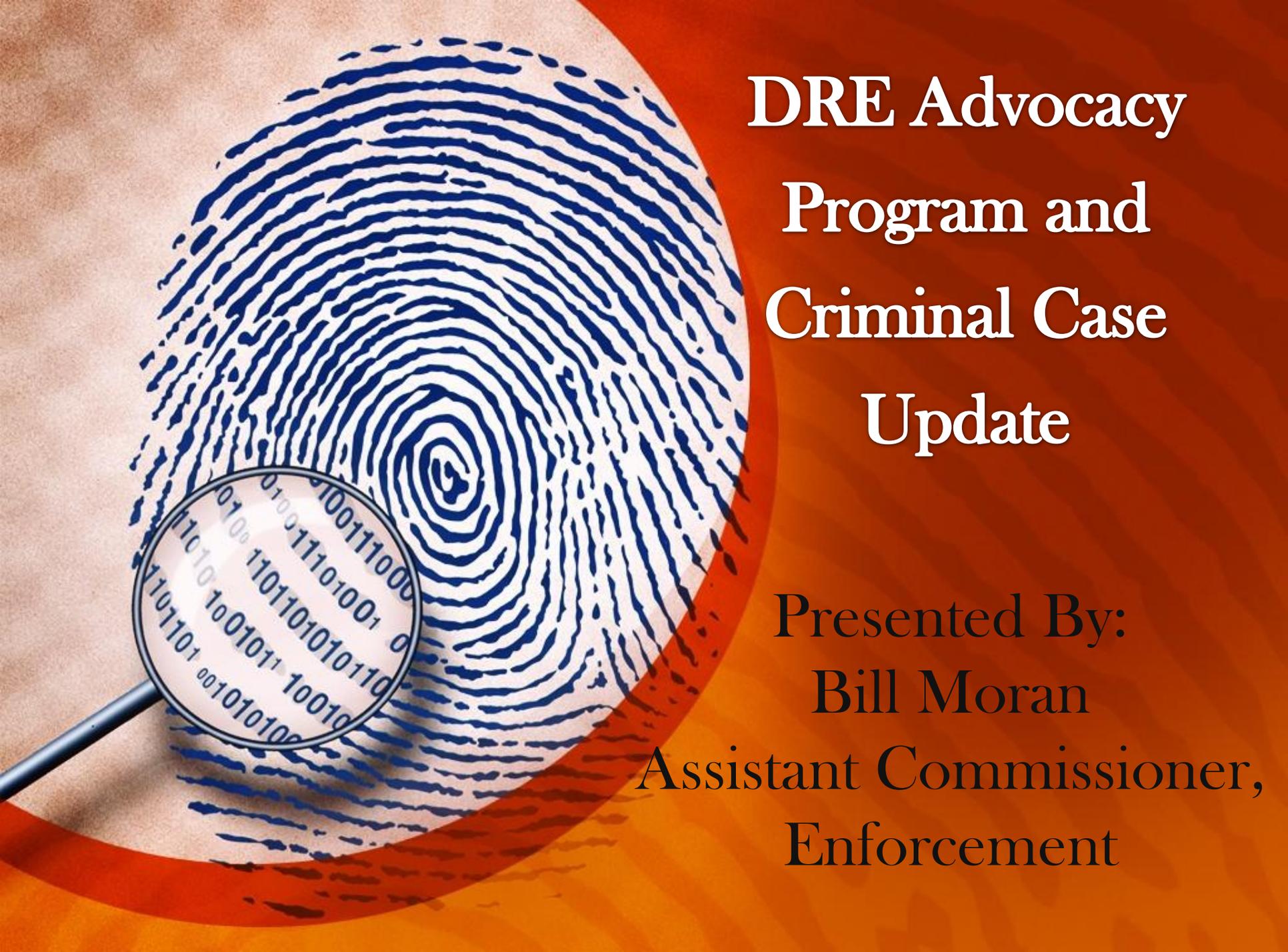
Continued on page 8

## CalHFA gives first-time homebuyers an attractive option

CalHFA is pleased to announce a new 30-year mortgage, insured by the Federal Housing Administration. According to CalHFA, this is the CalHFA's flagship mortgage loan

Two, when combined with CalHFA's CHDAP or AHPP (Affordable Housing Partnership Plan) programs, the rate may drop even lower, currently giving a 0.125% break for CHDAP and

*By the California Housing Finance Administration (CalHFA)*  
costs, upgrades, or any other aspect of the purchase. The grant averages about \$5,000, and if the qualified buyer stays in the property for three years, it does not need to be repaid.



# DRE Advocacy Program and Criminal Case Update

Presented By:  
Bill Moran  
Assistant Commissioner,  
Enforcement

# ADVOCACY PILOT PROGRAM



# MISSION

To respond quickly and informally to current concerns of consumers and members of the Real Estate industry by serving as a mediator and facilitator acting to resolve conflicts and mitigate or prevent Real Estate violations.





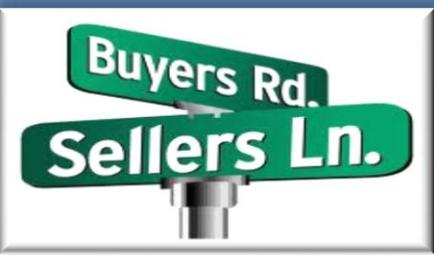
# GOALS

- Reduce the number of complaint cases by addressing and resolving issues up front.
- Promote consistency in responding to consumer and industry issues.
- Take an extra step, place a phone call, resolve snags.
- Track issues and establish trends to be ahead of problems.

# CONSUMER ISSUES

- Consumers who need copies of their documents.
- Consumers who need assistance in contacting their agent or broker on a current transaction.
- Consumers who need information that they have not been able to obtain from their agent for escrow, lenders or inspectors.
- Consumers questioning demands by agents (in and outside of escrow).
- Consumers trying to cancel transactions/loans.





# CONSUMER EXAMPLES

- Return of earnest money prior to entering into a transaction.
- Questions on where their earnest money is.
- Clarification of documents, transaction points, actions or anything they don't understand or do not feel is right.
- Difficulties with a sub-divider.
- Homeowner Association issues, especially while DRE has jurisdiction over a sub-divider.
- Trouble with timeshare operators.
- Referral point for help beyond DRE's jurisdiction.

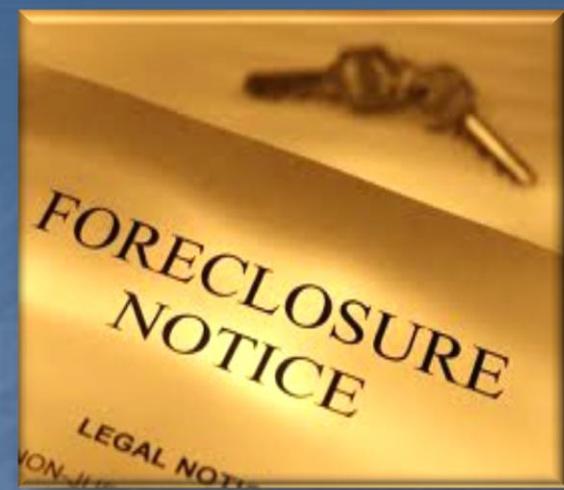
# CONSUMER ISSUES RESOLVED



- Communication Breakdown
- Cash for Keys
- Improper Eviction



# PROTECTING TENANTS AT FORECLOSURE ACT



- Federal Law: Tenants with month to month tenancies may have 90 days after foreclosure to vacate a foreclosed property.
- State Law: Requires a notice to tenants stating they may have up to 90 days to vacate.

# Crisp & Cole Update



# MONOPOLY

## HOUSING BUST EDITION



**ALL NEW  
TOKENS!**



*Community Chest*  
**HELOC  
APPROVED  
YOU'RE RICH!**



**BONUS! INCLUDES  
DAVID LEREAH  
MOTIVATIONAL TAPE!**



**DIRECTLY TO  
FORECLOSURE**

**GO**

**FAILED  
FLIP**

SELL HUMMER

**PROPERTY  
TAX**

HOCK YOUR RING

**CANCELED  
CONDO**

RAMEN, YUM!

**STATED  
INCOME**

WINK WINK  
NUDGE NUDGE

**ARM RESET**

**PRICE  
CRASH**

BUT... SUZANNE  
RESEARCHED  
THIS!?!

**SHORT  
SALE**

FREE  
MONEY





# Indictments



Bank Fraud

Mail Fraud

Wire Fraud

Money Laundering

# Ventura County Prosecutions

- Four individuals charged with foreclosure rescue fraud.





# *Department of Real Estate*

*Real Estate MATTERS!*

# Mortgage Loan Audits



**Dan Sandri**  
**Chief of Audits**  
**Department of Real Estate**

# ‘Constructing a House of Cards’



**The Downfall of a Private Money Lender in Northern California**

# Thomas Hastert



- ◉ Former Deputy Sheriff Officer
- ◉ Licensed Attorney
- ◉ Licensed Real Estate Broker
- ◉ Operated Mortgage Loan Brokerage under unlicensed dba “Loan Sense” in Grass Valley, CA

# Hastert: The Business

- As a real estate broker, Hastert negotiated loans funded by private lenders – loans for construction development.
- Hastert serviced 117 loans valued at \$18,040,000
- Hastert negotiated 67 loans for a total volume of about \$9.4 million in prior year.
- DRE received an anonymous complaint that REB Hastert may be setting up construction loans improperly.
- Additional complaints followed.



# The Audit

- Hastert used 4 main accounts for trust fund handling, and many others.
- Hastert maintained minimal accounting records and stated that **he didn't know** what his liability to borrowers and lenders was.
- Trust fund accountability and bank balances could not be determined.



# The Audit

The audit therefore focused on complaint-related loans.

The audit revealed that:

- Hastert incrementally funded construction loans, but collected full commissions up-front.
- Construction loan funds were not handled by an independent, neutral third party escrow holder on multi-lender loans.



# The Audit

The audit revealed that:

- ⦿ Inspections on multi-lender construction loans before disbursements were not performed by a licensed architect, general contractor, structural engineer, or active local government building inspector.



# The Audit

The audit revealed that:

- Deeds of trust were partially recorded in the names of lenders, but the unfunded balance of the loans (usually the majority interest) was recorded in the name of Hastert's former secretary, who had not provided any funds.
- This enabled Hastert to claim majority investor status and to oppose actions by concerned lenders.
- Loans examined were usually not fully funded.



# The Audit



The audit revealed that:

- Multi-lender construction loans made were based on the completed project value without required safeguards.
- Hastert didn't notify and report as a threshold broker to the DRE when required.
- Hastert didn't notify and report as a multi-lender threshold broker, nor did he submit reports.
- Hastert had predatory lending violations on at least two loans examined.
- Hastert had a multitude of trust fund and other violations.

# Thomas Hastert

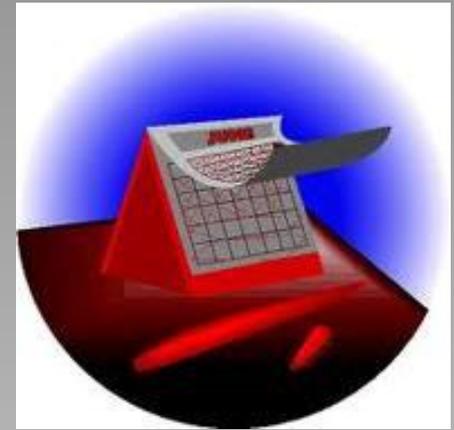
DRE filed a Desist & Refrain Order shortly after the audit. ***But there were bigger problems for Hastert:***

- Loans were greatly underfunded, meaning money wasn't available to borrowers...
- Accounting records were a mess...
- Checks began to bounce...
- Law enforcement and the Feds had asked DRE for information...
- A search warrant was executed and Hastert's accounts were frozen ...
- And finally:





# Timeline



- ◎ 5/8/07 - Audit Starts
- ◎ 6/9/07 - Audit Closed
- ◎ 8/28/07 - Desist & Refrain Order Filed
- ◎ 9&10/07 - Search Warrant, Hastert accounts frozen
- ◎ 2/20/09 - 73 Criminal Charges Filed by AG Office
- ◎ 2/26/09 - Hastert Arrested
- ◎ 5/4/09 - 14 Criminal Charges Added
- ◎ 6/16/09 - Hastert Surrenders License

# Timeline

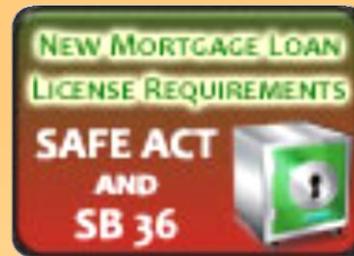


- 8/7/09 – Hastert pleads guilty to 59 counts of embezzlement and illegally selling securities in Superior Court.
- 6/9/10 – Hastert sentenced to 7 years in state prison.



# SAFE

## Secure and Fair Enforcement for Licensing Act of 2008



*Presented by:*

*Sylvia Yrigollen*

*Managing Deputy Commissioner*



# Federal Mandate (HR 3231)

- **Enacted in CA by Senate Bill 36**
- **Purpose**
  - Enhance Consumer Protections
  - Create National Minimum Standards for Mortgage Loan Originators
  - Create National Database for Regulators and Consumers



# Definitions

- **MLO – Mortgage Loan Originator is a person:**
  - Who takes residential loan applications; or
  - Who negotiates borrower's residential loan terms
  - And will be compensated for arranging the loan
- **Residential Loan**
  - Secured by a dwelling
  - Residential property (1-4 units)



# MLO License Endorsement

- **Required to conduct MLO activities**
- **Required for both REB and RES license**
- **Required for Independent Contractor**
  - **Loan Processors**
  - **Loan Underwriters**
- **Requires annual renewal (Nov/Dec)**



# Mortgage Loan Activity Notification

- **Notice to DRE**

- Submit Online RE 866 at “MLO” Tab: [www.dre.ca.gov](http://www.dre.ca.gov)
- By January 31, 2010 or Within 30 Days of Commencing Business Activities
- Fines up to \$10,000 for non-compliance
- “Cancel” Previous RE 866 Notification If Not Doing Residential Mortgage Loan Activity





## HOT TOPICS

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 Business, Transportation & Housing Agency

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# MLO Endorsements

- 32,678 NMLS Applications
- *10,184 Still Pending*
- **16,966** Endorsements Approved for Individuals
- **4,884** Endorsements Approved for Companies
- **644** Endorsements Approved for Branches



# Pending MLO Applications

- **175 Pending Background Investigative Review**
  - Criminal Background Check
  - Financial Responsibility
- **8,934 Pending Completion of NMLS Requirements**
  - 20 hours of Pre-Licensing Education
  - Tests (Federal and State Components)
  - Submit Fingerprints
  - Authorization for Credit Report
- **1,075 Other Statuses**
  - Inactive
    - No Sponsor
    - Sponsor Not Approved
  - Withdrawn
  - Cancelled



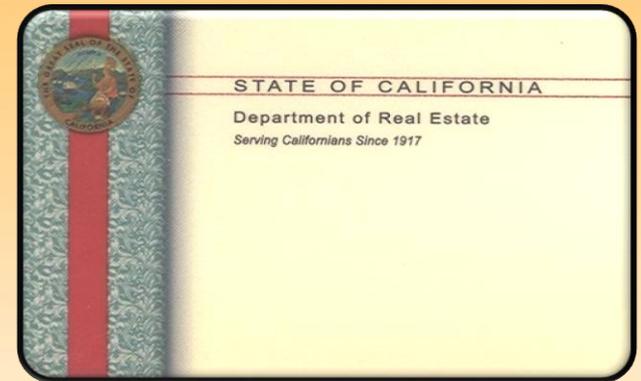
# Background Investigative Review

- **Criminal Background**  
New SAFE Act standards
- **Financial Responsibility**  
Credit Report Review  
Judgments and Liens  
Bankruptcies and Foreclosures



# DRE License Compliance Reviews

- **New NMLS License Applications**
- **Amendments to NMLS Application**
  - 46,216 Individuals
  - 8,120 Companies
  - 1,081 Branches
- **9,000 Deficient NMLS Applications**



# Report Reviews



- **NMLS Mortgage Call Reports**  
Activity Reports Submitted Quarterly
  - Financial Condition Reports  
Submitted Quarterly for GSE Companies  
Submitted Annually for Non-GSE Companies
- **DRE Business Activity Reports**
  - Activity Reports Submitted Annually  
In Addition to Private Money Threshold Reports

# Notification Inconsistency



- ✓ **RE 866 Notification on File with DRE**  
10,000+ Of These Licensees Have  
No Record of Any NMLS License Application
- ✓ **No RE 866 Filing with DRE**  
4,000+ NMLS Applicants Have No Record  
Of RE 866 On File
- ✓ **DRE Reaching Out With Email and Letters**  
Broker Office Surveys Will Be Conducted  
Audits May Be Needed



# Looking Up an MLO

STATE OF CALIFORNIA  
DEPARTMENT OF REAL ESTATE

MORTGAGE LOAN ORIGINATOR ENDORSEMENT  
Peter Michael Trent



  
Real Estate Commissioner

NMLS ID: 243483 Issued: December 8, 2010

Through: December 31, 2011

DRE ID: 01067188 Issued: January 25, 2008

Expires: January 24, 2012

*Valid only if the Real Estate License is in good standing. Check license status online at [www.dre.ca.gov](http://www.dre.ca.gov)*



# Public License Search Results

26 to 49 of 49 matches

License ID	Name	License Type	Mailing Address City	Mortgage Loan Originator
<a href="#">00852633</a>	Trent, Nanci Shaw	Salesperson	CARLSBAD	
<a href="#">00511518</a>	Trent, Nancy Jo	Salesperson	< NO ADDRESS INFORMATION >	
<a href="#">01142718</a>	Trent, Nancy Sue	Broker/Officer	GLENDORA	
<a href="#">00069011</a>	Trent, Pauline Jeanne	Salesperson	LOS ANGELES	
<a href="#">00324100</a>	Trent, Paul Revere Jr	Broker/Officer	SANTA BARBARA	
<a href="#">00900649</a>	Trent, Paul Stanley	Salesperson	MARINA DEL REY	
<a href="#">01067188</a>	Trent, Peter Michael	Broker/Officer	SANTA BARBARA	YES
<a href="#">01504000</a>	Trent, Raynette Carter	Salesperson	OAKLAND	
<a href="#">01154515</a>	Trent, Richard Thomas	Salesperson	SAN DIEGO	
<a href="#">01344973</a>	Trent, Sarah Suzanne	Salesperson	GLENDORA	
<a href="#">00364965</a>	Trent, Shandra	Salesperson	< NO ADDRESS INFORMATION >	
<a href="#">00661775</a>	Trent, Sharon Ann	Salesperson	LONG BEACH	
<a href="#">01281665</a>	Trent, Tava Coleen	Salesperson	PLEASANTON	
<a href="#">01217923</a>	Trent, Terri W	Salesperson	IRVINE	
<a href="#">00013329</a>	Trent, Thomas Brown	Broker/Officer	CHULA VISTA	
<a href="#">00579310</a>	Trent, Thomas Harris	Salesperson	VAN NUYS	
<a href="#">00013328</a>	Trent, Thomas Raymond	Broker/Officer	LAFAYETTE	
<a href="#">01356101</a>	Trent, Vicki Claire	Salesperson	SAN FRANCISCO	
<a href="#">01138246</a>	Trent, Vincent Carl	Salesperson	SAN LEANDRO	
<a href="#">00560086</a>	Trent, Vondee Billie	Salesperson	LAGUNA BEACH	
<a href="#">00287034</a>	Trent, Walter David	Broker/Officer	HAYWARD	
<a href="#">00352413</a>	Trent, Walter Travis	Salesperson	REDONDO BEACH	
<a href="#">00888103</a>	Trent, Willa Lou	Salesperson	FAIR OAKS	
<a href="#">00481498</a>	Trent, William Lee Edward	Salesperson	LONGVIEW	

**Note:** The "Mailing Address City" may differ from the licensee's main office and/or branch office city.

[NEW SEARCH](#)    << [Prev 25 Matches](#)

STATE OF CALIFORNIA  
DEPARTMENT OF REAL ESTATE

The license information shown below represents public information taken from the Department of Real Estate's database at the time of your inquiry. It will not reflect pending changes which are being reviewed for subsequent database updating. Also, the license information provided includes formal administrative actions that have been taken against licensees pursuant to the Business and Professions Code and/or the Administrative Procedure Act. All of the information displayed is public information. Although the business and mailing addresses of real estate licensees are included, this information is not intended for mass mailing purposes.

License information taken from records of the Department of Real Estate on 1/25/2011 9:45:44 AM

**License Type:** BROKER

**Name:** Trent, Peter Michael

**Mailing Address:** 11 VIA ALICIA  
SANTA BARBARA, CA 93108

**License ID:** 01067188

**Expiration Date:** 01/24/12

**License Status:** LICENSED

**MLO License Endorsement:** NMLS ID: [243483](#) 

**Salesperson License Issued:** 03/08/90 (Unofficial -- taken from secondary records)

**Broker License Issued:** 01/25/00

**Former Name(s):** NO FORMER NAMES

**Main Office:** 1215 DE LA VINA ST STE G  
SANTA BARBARA, CA 93101

**DBA** NO CURRENT DBAS

**Branches:** NO CURRENT BRANCHES

**Affiliated Licensed Corporation(s):** [01308080](#) - Officer Expiration Date: 04/09/13  
Trent Investment Corp Inc

**Comment:** NO DISCIPLINARY ACTION

09/09/91 - CONDITIONAL LICENSE SUSPENSION. EDUCATION REQUIREMENTS NOT FILED.

09/11/91 - CONDITIONAL SUSPENSION REMOVED. EDUCATIONAL REQUIREMENTS MET.



NATIONWIDE MORTGAGE LICENSING SYSTEM & REGISTRY

consumer access

Enter a Name, Company, City, State, Zip Code, NMLS ID, and/or License Number

*Example: John Smith Rockville MD 20852 Bank of USA*

Welcome to **NMLS Consumer Access<sup>SM</sup>**, a free service for consumers to confirm that the mortgage company or mortgage professional with whom they wish to conduct business is licensed in their state. Users of NMLS Consumer Access are subject to the [Terms of Use Agreement](#).

Information made available through NMLS Consumer Access<sup>SM</sup> is derived from the Nationwide Mortgage Licensing System and Registry (NMLS), the mortgage industry's online registration and licensing database as reported on licensing and registration forms completed by mortgage lenders/brokers, professionals or regulators. NMLS was created by the **Conference of State Bank Supervisors (CSBS)** and the **American Association of Residential Mortgage Regulators (AARMR)** and is owned and operated by the **State Regulatory Registry LLC (SRR)**, a wholly owned subsidiary of CSBS. For more information about the System, please visit the **NMLS Resource Center** website.

**MLO QUICK LINKS**

- [Understanding the SAFE ACT](#)
- [DRE MLO License Endorsement Fees](#)
- [NMLS Resource Center](#)

## MLO News Flash [RSS](#)

- [Financial Statements](#)  
Financial statements will not be required by DRE at this time. If you have received an email from the NMLS system regarding a license item set for financial statements for CA-DRE, please disregard this email. DRE will clear this license item on your NMLS record. (1/6/2011)
- [Printing Functionality added for MLO License Endorsement Certificates](#)  
DRE licensees who have been approved for their MLO license endorsement may now print their endorsement certificate from the DRE web site. The printing functionality will normally be available one business day after the approval has been granted, unless an interruption occurs with the daily NMLS data download process. All approved licensees are sent a confirmation email from NMLS. From main page, click on the MLO tab and choose the link titled [Print MLO License Endorsement Certificate](#). (11/16/2010)
- [Credit Report Functionality Available on November 1, 2010](#)  
The SAFE Act requires that applicants authorize NMLS to obtain a credit report from a consumer reporting agency. The functionality to complete this requirement will be available in the system on November 1, 2010. Applicants who have completed their on-line application process before the credit report functionality became available, are required to perform this step on NMLS. Further [instructions](#), including fee information, are available at the NMLS Resource Center web site. (10/28/2010)
- [Pre-License Education Certification Process Extended to December 1, 2010!](#)  
DRE has received authorization to extend the deadline for DRE licensees to obtain certification that the NMLS pre-license education requirement has been satisfied, based on the education completed to obtain their DRE license, to December 31, 2010. However, to be eligible for this process, licensees must file Form MU 4 and pay the application fee by December 1, 2010, as noted in the following [instructions](#). Please note that a NMLS certification fee will be assessed as part of this process. (10/1/2010)
- [SAFE Examinations](#)  
DRE has been informed that appointments at test centers for completing the National and CA State Component Examinations to obtain a MLO license endorsement are quickly filling up. Test centers are open after 5:00pm and on weekends. It is recommended that you enroll for the [examinations](#), as soon as possible. Also, keep in mind that if you are unsuccessful in completing one of the examination components, there is a 30 day waiting period before you can be rescheduled to retake that examination component. (10/1/2010)





# Resources

- DRE

[www.dre.ca.gov](http://www.dre.ca.gov)

- NMLS

[www.mortgage.nationwidelicensingsystem.org](http://www.mortgage.nationwidelicensingsystem.org)

Just Google: “NMLS”





*Q&A*



*OPEN FORUM*



THANK YOU!



Next Meeting – May 6, 2011, Sacramento