



MORTGAGE LOAN BULLETIN

Providing Service, Protecting You

Arnold Schwarzenegger, Governor
Dale Bonner, Secretary, Business, Transportation and Housing Agency
Jeff Davi, Real Estate Commissioner

Winter 2009



Commissioner's Message on Senate Bill 94

Over the past year and a half, the DRE has committed considerable resources combating loan modification scams.

The Department is currently investigating over 2,000 loan modification complaints and, in just the past 12 months, has issued over 400 desist and refrain orders

and accusations against individual respondents for illegally collecting advance fees. Most of the cases involve an unlicensed scammer who has collected an advance fee in exchange for a promise that the homeowner will receive a sustainable loan modification; yet once the fee was paid little or nothing was done to get the borrower's loan modified. A list of persons and companies that the Department has taken action against can be found at http://www.dre.ca.gov/cons_drs.asp.

In recognition of widespread advance fee scams, the Governor signed Senate Bill 94 on October 11, 2009. This measure goes right to the heart of the fraud as it prohibits any person, including real estate licensees and attorneys, from demanding, claiming, charging, collecting or receiving an upfront fee from a borrower in connection with a promise to modify the borrower's residential loan or to do some other form of mortgage loan forbearance. The advance fee prohibition for loan modification and forbearance services applies to residential property containing four or fewer dwelling units. And as an urgency bill, it went into effect immediately.

The new bill also requires the following written disclosure in at least 14 point bold type regarding loan modification and/or loan forbearance services prior to entering into any fee agreement with a borrower:

"It is not necessary to pay a third party to arrange for a loan modification or other form of forbearance from your mortgage lender or servicer. You may call your lender directly to ask for a change in your loan terms. Nonprofit housing counseling agencies also offer these and other forms of borrower assistance free of charge. A list of nonprofit housing counseling agencies approved by the United States Department of Housing and Urban Development (HUD) is available from your local HUD office or by visiting www.hud.gov."

If loan modification or other loan forbearance services are negotiated or offered in Spanish, Chinese, Tagalog, Vietnamese, or Korean, a translated copy of the disclosure above must be given to the borrower in that foreign language.

A violation of the law can result in fines and up to a year in jail.

The prohibition regarding advance fees for loan modification and forbearance services will be repealed on 1/1/2013 unless extended by the legislature. The requirement to provide a written disclosure that it is not necessary to pay a third party for loan modification services will not sunset in 2013.

For a copy of Senate Bill 94, visit www.leginfo.ca.gov and click on "Bill Information". Information is also available on the California Department of Real Estate at www.dre.ca.gov.

Senate Bill 36 — Mortgage loan activity notification

Senate Bill 36 was signed into law and added Section 10166.02 to the Business and Professions Code (B&P). This section requires real estate brokers who make, arrange, or service loans secured by real property containing one to four residential units and any salespersons who act in a similar capacity under the supervision of a broker to report to the Department by January 31, 2010 or within 30 days of

commencing the activities, whichever is later. See the Excerpts from B&P Code Sections 10131.1 and 10131 (d) and (e) below for the descriptions of the applicable activities.

Instructions for submitting this RE 866 Mortgage Loan Activity report electronically are posted on the Department's Web site: www.dre.ca.gov. See "Highlights" on the upper right side of the homepage and click the

red and green icon for "New Mortgage Loan Requirements, SAFE Act, and SB 36." Licensees will verify their identities and will be asked to identify all mortgage loan activities as well as any mortgage loan originator activities being performed.

It is important to note that failure to submit the RE 866 in a timely manner may result in the assessment of penalty

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MORTGAGE LOAN BULLETIN

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ARNOLD SCHWARZENEGGER
Governor

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HOUSING AGENCY
DALE BONNER
Secretary

DEPARTMENT OF REAL ESTATE
JEFF DAVI
Real Estate Commissioner

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Public Affairs, and Mortgage Lending*

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Mortgage Lending*

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DRE's Web site is:
www.dre.ca.gov



Another update on the SAFE Mortgage Licensing Act

In the last two issues of the Real Estate Bulletin and the Spring 2009 issue of the Mortgage Loan Bulletin, we discussed the Federal Secure and Fair Enforcement Mortgage Licensing Act (SAFE Act) of the Housing and Economic Recovery Act of 2008. The bill was signed into law on July 30, 2008, to enhance consumer protection and reduce fraud in mortgage loan transactions. SAFE requires all 50 states and 5 territories to put into place a licensing system for residential mortgage loan originators that meets the minimum requirements of the SAFE Act. We reported that the Conference of State Bank Supervisors (CSBS) and the American Association of Residential Mortgage Regulators (AARMR) created, and will maintain, the Nationwide Mortgage Licensing System and Registry (NMLS&R) with oversight by the Department of Housing and Urban Development (HUD). The NMLS&R will contain a single license record for each mortgage loan lender, broker, branch and mortgage loan originator which can be used to apply for, amend, and renew a license in any state.

California State Senate Bill 36 (SB 36) was signed in October and allows DRE to implement the requirements of the SAFE Act. SB 36 also has a mandatory activity notification requirement for all licensees who make, arrange, or service loans secured by residential property of one to four units which must be completed on RE Form 866. The form must be completed at the DRE Web site or submitted to DRE by January 31, 2010 (see accompanying article).

Real estate licensees who meet the definition of a residential mortgage loan originator (MLO) must meet the requirements outlined in the SAFE Act by December 31, 2010. After all of the requirements are met, DRE will issue a mortgage loan originator (MLO) license endorsement as authorized under a separate real estate license. This endorsement will need to be renewed every year. This endorsement will carry a nationwide identification number known as a "unique identifier" which will be assigned by the NMLS&R when a MLO applicant

registers on the system. The DRE license identification number will continue to be used for the "base" real estate license and the term of the real estate license will not change. Real estate licensees will continue to be responsible for filing the necessary renewal and change requirements to maintain their four year real estate license.

Following are the requirements to obtain an MLO license endorsement for existing real estate licensees. Individuals who obtain an original real estate license after December 31, 2009, and who wish to conduct MLO license activities, should consult the DRE Web site for the most current requirements.

Applicants must successfully complete both the National and California Unique State component of the SAFE written examination, administered by a NMLS&R vendor. The two components are administered separately. **The National and state components of the examination are currently available to be taken by all applicants.** For further information regarding the examination application and scheduling process, fees, and examination content, you may visit the NMLS&R Resource Center at <http://mortgage.nationwidelicingsystem.org> and click on the Professional Requirements tab.

The SAFE Act prohibits the issuance of a MLO license endorsement if an applicant has **ever** been convicted of a felony involving an act of fraud, dishonesty, breach of trust, or money laundering, **or** convicted of **any** felony in the seven year period before filing an application for an endorsement. In addition, the SAFE Act prohibits the issuance of a MLO endorsement if an applicant has ever had a loan originator license revoked in any governmental jurisdiction. Finally, the SAFE Act requires that applicants have demonstrated financial responsibility, character, and general fitness as to command the confidence of the community and warrant a determination that the MLO will operate honestly, fairly, and efficiently. Applicants are cautioned

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SAFE Act

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to not initiate examination arrangements if their background history conflicts with any of these requirements, since examination and MLO license application fees are not refundable.

Applicants must have completed 20 hours of pre-license education in specified areas through a provider approved by CSBS. It may be possible that current DRE licensees with pre-license education which was completed for their real estate license may have already satisfied this requirement. DRE is awaiting a final determination that will be posted on the DRE Web site as soon as it is known.

Applicants will be required to file an on-line MLO license endorsement application on the NMLS&R which will include the payment of application fees after DRE officially becomes part of the system in March 2010. Fees are charged by the registry and the DRE. Check the DRE Web site for further details and updates.

All applicants must submit a new set of fingerprints using a NMLS&R live scan vendor. This is a separate set of fingerprints from those which were previously taken to obtain a real estate license. Applicants will be allowed to make an appointment to get their fingerprints taken during the on-line MLO license application process.

All applicants will be required to authorize the NMLS&R to obtain a credit report from a consumer reporting agency as part of the on-line application process.

Current licensees who complete the requirements to obtain a MLO license endorsement prior to January 1, 2011, will be expected to complete eight hours of continuing education in specific topics by the end of 2011 in order to renew their license endorsement for 2012. That continuing education requirement is distinct and separate from the 45 hour continuing education requirement to renew a real estate license.

SB 36 provides that licensees may not conduct MLO activities after December 31, 2010 without complying with the mandatory activity notification requirement (RE 866) and having an MLO license endorsement. Failure to comply with both requirements can

result in an assessed penalty of \$50 per day for the first 30 days and \$100 per day thereafter up to a total of \$10,000.

Licensees who intend to conduct residential MLO activities beyond December 31, 2010, are encouraged to start completing the MLO license endorsement requirements as early as possible in 2010, due to the number of steps that must be completed. Reasonable efforts should be made to complete all

necessary application requirements no later than September 15, 2010 in order to allow for any needed application corrections.

Additional information on the SAFE Act and NMLS&R can be obtained at <http://mortgage.nationwidelicencing-system.org> and at www.csbs.org. Questions can also be directed to the DRE's Mortgage Loan Activities Unit at (916) 227-0770. 

New GFE standard form required by HUD

Beginning January 1, 2010 the U.S. Department of Housing and Urban Development (HUD) revised the Real Estate Settlement Procedures Act, (RESPA) and it requires lenders and mortgage brokers to provide consumers, in all federally related mortgage loan transactions, with a standard three-page Good Faith Estimate (GFE) that discloses key loan terms and closing costs to the borrower.

The new form coordinates with the revised HUD-1 Settlement Statement and allows borrowers to readily compare the estimated costs with their actual costs. The GFE form can be reviewed at HUD's RESPA Web site: www.hud.gov/offices/hsg/ramh/res/respa_hm.cfm.

Previously, the Department of Real Estate (DRE) obtained approval from HUD to combine the required disclosures under California law with the GFE so that brokers could provide a single disclosure statement form (RE 883).

California mortgage brokers who previously used the combined Mortgage Loan Disclosure Statement/Good Faith Estimate form (RE 883) must now provide two separate disclosure forms to mortgage loan applicants on all transactions involving a federally related mortgage beginning January 1st. Along with the new GFE, the RE 882, Mortgage Loan Disclosure Statement (MLDS) will have to be delivered to the borrower within 3 days of receipt of a written loan application. The RE 882 and the new GFE together will meet the



disclosure requirements of both RESPA and the California real estate law.

The Department has taken steps to obtain the necessary approval from HUD to utilize a revised version of a combined disclosure form that would incorporate all of the new GFE requirements. As soon as the Department obtains this approval a new RE 883 form will be made available on the DRE Web site.

Brokers who arrange non-traditional mortgage loans are reminded to provide borrowers with the RE 885 disclosure form. Brokers must be aware, however, that the Good Faith Estimate portion of the form does not offer borrowers sufficient disclosure beginning January 1st and therefore, the RE 885 must be accompanied by the new GFE. When a combined form is approved by HUD, it will also be made available on the Department's Web site.

The RE 882 and RE 885 are available on the DRE Web site, www.dre.ca.gov. Questions about the new disclosure requirements and these forms should be directed to the Mortgage Loan Activities Section at (916) 227-0770. 

Disciplinary Action: April 09 - August 09

- The following individuals and real estate corporations engaging in mortgage loan activities were the subject of license disciplinary actions or the issuance of a Desist and Refrain Order for one or more violations of the Real Estate Law, the Regulations of the Real Estate Commissioner or the conviction of a crime.
- A list of actions is not published in this *Bulletin* until the 30-day period allowed for court appeal has expired, or if an appeal is filed and the disciplinary action is stayed, until the stay is dissolved. Names of persons to whom licenses are denied on application are not published.
- Licensees are listed alphabetically by District Office region of responsibility.
- Where the type of discipline indicates “*Suspended*” the license may be indefinitely suspended, suspended with a stay, or the suspension released upon payment of a monetary fine. Details of the suspension of a real estate license may be found on the Department’s Web site at www.dre.ca.gov and using the “Check License Status” function to look up the license of an individual corporation, broker or salesperson.

REVOKED LICENSES		OAKLAND REGION	SAN DIEGO REGION
FRESNO REGION			
Sexton, Keri	License ID: 1336847 License Type: Sales Effective: 06/04/09	Calwide Mortgage & Real Estate, Inc. License ID: 1769387 License Type: Corporation Effective: 04/30/09	Bankers Capital Lending, Inc. License ID: 1452188 License Type: Corporation Effective: 07/09/09
LOS ANGELES REGION			
Acreage Funds, Inc.	License ID: 1484286 License Type: Corporation Effective: 07/20/09	Hilltop Financial Mortgage, Inc. License ID: 1297037 License Type: Corporation Effective: 06/02/09	Bankers Capital Realty, Inc. License ID: 1485787 License Type: Corporation Effective: 07/09/09
Ameriprop Enterprises	License ID: 1333869 License Type: Corporation Effective: 04/20/09	Hilltop Lending Corporation License ID: 1406645 License Type: Corporation Effective: 06/02/09	California Home Loan Solutions, Inc. License ID: 1519800 License Type: Corporation Effective: 07/30/09
Ashley Jr., Calvin Sylvester	License ID: 360694 License Type: Broker Effective: 06/11/09	Johnson, Esperanza Nieves License ID: 1250083 License Type: Broker Effective: 06/29/09	Waite, Jr., Eric License ID: 630067 License Type: Broker Effective: 07/30/09
Barclift, John Ralph	License ID: 833525 License Type: Broker Effective: 04/30/09	Kaba, Ibrahim K. License ID: 1446738 License Type: Broker Effective: 06/02/09	REVOKED WITH RIGHT TO RESTRICTED LICENSE
Bedol, Michael	License ID: 1384337 License Type: Sales Effective: 06/11/09	Khan, Atiya License ID: 1205297 License Type: Broker Effective: 05/12/09	FRESNO REGION
Blake, Rebecca Suanne	License ID: 697017 License Type: Sales Effective: 07/13/09	Kusnady, Andre License ID: 1067352 License Type: Broker Effective: 04/27/09	Becerra, Eric Bernardino License ID: 1451596 License Type: Sales Effective: 05/06/09
Breger, Bruce Jay	License ID: 1340467 License Type: Sales Effective: 04/16/09	Kusnady, Andre License ID: 1067352 License Type: Broker Effective: 04/27/09	Gil, Hugo Urias License ID: 1052476 License Type: Broker Effective: 06/29/09
Chung, David H.	License ID: 1068682 License Type: Broker Effective: 07/20/09	Martinez, Shannon Sullivan License ID: 1312739 License Type: Broker Effective: 06/10/09	LOS ANGELES REGION
Coastview Capital, Inc.	License ID: 1456160 License Type: Corporation Effective: 04/30/09	On Line Funding License ID: 1440285 License Type: Corporation Effective: 06/10/09	Badie, Paul Porand License ID: 1785785 License Type: Sales Effective: 05/21/09
Crouch, Sandra Lee	License ID: 456291 License Type: Broker Effective: 07/20/09	Perry, Marion Anthony License ID: 1301166 License Type: Sales Effective: 07/13/09	Gamalinda, Rossini Grijaldo License ID: 1195834 License Type: Broker Effective: 06/01/09
Evergreen Diversified Group, Inc.	License ID: 1517899 License Type: Corp Effective: 04/30/09	Team One Enterprises dba Green Capital Mortgage License ID: 1765680 License Type: Corporation Effective: 07/06/09	Martinez, Shannon License ID: 1312739 License Type: Broker Effective: 06/10/09
		The Real Estate Bank - A Full Service License ID: 1317080 License Type: Corporation Effective: 06/18/09	Nagy, Nicholas III License ID: 466319 License Type: Broker Effective: 05/22/09
		Trust Deed Services, Inc. License ID: 1259823 License Type: Corporation Effective: 07/20/09	NN Property Management Inc. License ID: 1071283 License Type: Corporation Effective: 05/22/09
		Wilshire Financial Group License ID: 1403450 License Type: Corporation Effective: 06/01/09	
		SACRAMENTO REGION	
		Castro, Christopher Damon License ID: 888077 License Type: Broker Effective: 08/18/09	
		Fidelity Capital Lending, Inc. License ID: 1300748 License Type: Corporation Effective: 05/14/09	
		Garcia, George License ID: 1297870 License Type: Sales Effective: 05/14/09	
		Portillo, Anthony Robert License ID: 1257074 License Type: Broker Effective: 05/14/09	

**Pintado, Enrique**

License ID: 1249099
 License Type: Sales
 Effective: 04/27/09

Pita, Frank

License ID: Unlicensed
 License Type: Unlicensed
 Effective: 06/01/09

Rauh, Douglas Alan

License ID: 1486611
 License Type: Sales
 Effective: 04/22/09

OAKLAND REGION**Cook, Nathan O'Neal**

License ID: 1435425
 License Type: Sales
 Effective: 06/02/09

Kim, Thomas

License ID: 1065385
 License Type: Broker
 Effective: 05/26/09

Mott, III, William Henry

License ID: 344774
 License Type: Broker
 Effective: 04/23/09

Mott, William Henry

License ID: 344774
 License Type: Broker
 Effective: 04/23/09

SUSPENDED**LOS ANGELES REGION****All Nations Lending Inc.**

License ID: 1462888
 License Type: Corporation
 Effective: 06/26/09

Bennett, Randell K.

License ID: 1380249
 License Type: Broker
 Effective: 05/13/09

Better Mortgage Brokers, Inc.

License ID: 905337
 License Type: Corporation
 Effective: 04/02/09

Blae, Jenny

License ID: 1300910
 License Type: Sales
 Effective: 05/13/09

Budet, Jose A.

License ID: 898688
 License Type: Broker
 Effective: 06/18/09

Burns, Gregory S. dba Oasis Estates

License ID: 1275918
 License Type: Broker
 Effective: 07/02/09

Capital Holdings, Inc.

License ID: 1521271
 License Type: Corporation
 Effective: 08/31/09

Cara, Anthony P.

License ID: 1301922
 License Type: Broker
 Effective: 05/13/09

Cara, Anthony P.

License ID: 1301922
 License Type: Broker
 Effective: 05/13/09

Choice Estates, Inc.

License ID: 1430260
 License Type: Corporation
 Effective: 05/14/09

Dalsimer, Robert

License ID: 948147
 License Type: Broker
 Effective: 05/14/09

Dalsimer, Robert Edward

License ID: 948147
 License Type: Broker
 Effective: 05/14/09

First Choice Realty and Mortgage

License ID: 1392337
 License Type: Corporation
 Effective: 04/01/09

Gorman, Randall S.

License ID: 1403389
 License Type: Broker
 Effective: 04/23/09

Gutierrez, Gardenia

License ID: 1264125
 License Type: Broker
 Effective: 06/26/09

Hu, Grace

License ID: 827030
 License Type: Broker
 Effective: 05/13/09

Kelley, Alan Jay

License ID: 1295596
 License Type: Broker
 Effective: 04/29/09

Loans Unlimited Mortgage Group Inc.

License ID: 1521457
 License Type: Corporation
 Effective: 06/26/09

Lueker, Marilyn Lou

License ID: 625444
 License Type: Broker
 Effective: 05/14/09

Marcell, John Thomas

License ID: 1036808
 License Type: Broker
 Effective: 04/02/09

McMenamin, Sinead Martina

License ID: 1329738
 License Type: Sales
 Effective: 04/01/09

Nam, Jenny

License ID: 1008039
 License Type: Broker
 Effective: 06/19/09

New Day Trust Mortgage

License ID: 1491413
 License Type: Corporation
 Effective: 04/23/09

New Haven Financial Inc.

License ID: 1183819
 License Type: Corporation
 Effective: 07/07/09

New Star Realty Inc.

License ID: 1096925
 License Type: Corporation
 Effective: 06/19/09

Ngo, Alexander Ngoc

License ID: 984951
 License Type: Broker
 Effective: 07/06/09

Pavlov, Alexei V.

License ID: 1204901
 License Type: Broker
 Effective: 04/01/09

Pioneer Financial Corporation

License ID: 1176551
 License Type: Corporation
 Effective: 05/13/09

Pozo, Gilmer K.

License ID: 1423037
 License Type: Broker
 Effective: 07/16/09

Rabinoff, Lawrence

License ID: 685632
 License Type: Broker
 Effective: 07/07/09

RM CER Corporation

License ID: 1406329
 License Type: Corporation
 Effective: 05/13/09

Salas, Juan Antonio

License ID: 1382492
 License Type: Broker
 Effective: 06/26/09

Season's Land Corporation

License ID: 1354447
 License Type: Corporation
 Effective: 08/31/09

Sherman, Alan Lee

License ID: 325219
 License Type: Broker
 Effective: 04/03/09

Sison, Edith Abuda

License ID: 1180928
 License Type: Broker
 Effective: 08/31/09

Stone, Gregory Neal dba Southern

California Mortgage
 License ID: 645881
 License Type: Broker
 Effective: 07/02/09

Tamkin, Robert Michael

License ID: 896485
 License Type: Broker
 Effective: 07/03/09

The Capstone Mortgage Group Inc.

dba Capstone Mortgage
 License ID: 1420465
 License Type: Corporation
 Effective: 07/06/09

Titgen, Ronald Lee

License ID: 948327
 License Type: Sales
 Effective: 05/14/09

Tu Vivienda Real Estate Investments

License ID: 1471897
 License Type: Corporation
 Effective: 07/16/09

Vega, Humberto

License ID: 471631
 License Type: Broker
 Effective: 07/06/09

OAKLAND REGION**Alvidera, Romeo Felisco**

License ID: 984068
 License Type: Broker
 Effective: 04/06/09

Birchfield Property Management, Inc.

License ID: 1026934
 License Type: Corporation
 Effective: 06/08/09

Birchfield, J. Kenneth

License ID: 976644
 License Type: Broker
 Effective: 06/08/09

SAN DIEGO REGION**Selis, Sarah McBride**

License ID: 1183394
 License Type: Broker
 Effective: 08/31/09

LICENSE SURRENDERED**LOS ANGELES REGION****First Mortgage of America**

License ID: 1402136
 License Type: Corporation
 Effective: 04/21/09

Golden State Financial

License ID: 1381135
 License Type: Corporation
 Effective: 05/13/09

Kook Min Finance Inc. dba First

Line Financial
 License ID: 1407568
 License Type: Corporation
 Effective: 05/05/09

Lee, Kwan

License ID: 1265236
 License Type: Broker
 Effective: 05/05/09

Phelan Financial Services Inc.

License ID: 1325997
 License Type: Corporation
 Effective: 04/30/09

Pope Financial Center Inc.

License ID: 1524994
 License Type: Corporation
 Effective: 05/27/09

Pope Mortgage & Associates Inc.

License ID: 1444782
 License Type: Corporation
 Effective: 05/27/09

Pope, Paul N.

License ID: 1379795
 License Type: Broker
 Effective: 05/27/09

OAKLAND REGION**Bay Funding Corporation**

License ID: 1471917
 License Type: Corporation
 Effective: 04/23/09

Bay Funding Corporation

License ID: 1430297
 License Type: Corporation
 Effective: 04/23/09

Bay Funding Financial Corp.

License ID: 1430297
 License Type: Corporation
 Effective: 04/23/09

Bay Funding Financial Corp.

License ID: 1471917
 License Type: Corporation
 Effective: 04/23/09

Crain, Richard Steven

License ID: 1036864
 License Type: Broker
 Effective: 05/14/09

Janet Financial
License ID: 933396
License Type: Corporation
Effective: 05/14/09

Montes, A. Elizabeth
License ID: 1343340
License Type: Sales
Effective: 04/08/09

Rocha, Janet Kaye
License ID: 837053
License Type: Sales
Effective: 05/14/09

SACRAMENTO REGION

Hastert, Thomas John
License ID: 1179108
License Type: Broker
Effective: 06/16/09

Mathews, Karen L.
License ID: 1019886
License Type: Broker
Effective: 07/29/09

SAN DIEGO REGION

San Francisco Funding Inc.
License ID: 1304161
License Type: Corporation
Effective: 08/31/09

Walpert, Spiro Robert
License ID: 1410137
License Type: Sales
Effective: 08/27/09

PUBLIC REPROVAL

LOS ANGELES REGION

Shepherd, Markus Steven
License ID: 1130813
License Type: Broker
Effective: 07/09/09

DESIST AND REFRAIN

FRESNO REGION

Armendariz, Michael Scott
License ID: 1224378
License Type: Broker
Effective: 07/15/09

Becerra, Eric Bernardino
License ID: 1451596
License Type: Sales
Effective: 07/15/09

Bustos, Lydia
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/15/09

Chavez, Sergio
License ID: 1706524
License Type: Sales
Effective: 07/15/09

Haag, Ricardo
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/15/09

Kaplan, Allen Carl
License ID: 1317985
License Type: Broker
Effective: 07/29/09

Mortgage Delinquency Solutions
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/29/09

Nino, Jose
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/15/09

Parks, Joseph
License ID: 1395268
License Type: Sales
Effective: 06/11/09

RMR Group
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/15/09

Rodriguez, Linda
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/15/09

Shippey & Associates, P.C.
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/15/09

Shippey, Karla Esq.
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/15/09

Sierra Vista Realty, Inc.
License ID: 1520229
License Type: Corporation
Effective: 06/11/09

Speakman, Joseph Dennis
License ID: 1480280
License Type: Broker
Effective: 07/23/09

Speakman, Joseph Dennis
License ID: 1480280
License Type: Broker
Effective: 07/29/09

Stonecreek Capital Mortgage Corporation
License ID: 1304997
License Type: Corporation
Effective: 06/11/09

Stonecreek Capital Mortgage Corporation
License ID: 1304997
License Type: Corporation
Effective: 06/11/09

Wheeler, David Wayne
License ID: 1092503
License Type: Sales
Effective: 07/29/09

LOS ANGELES REGION

A V Realty
License ID: Unlicensed
License Type: Unlicensed
Effective: 08/19/09

Adiem Consultants
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/02/09

Affordable Financial Corp.
License ID: 1524180
License Type: Corporation
Effective: 06/08/09

Aguilar, Alex
License ID: Unlicensed
License Type: Unlicensed
Effective: 05/11/09

Aguilar, Angie
License ID: Unlicensed
License Type: Unlicensed
Effective: 05/11/09

Aguirre, Adrianna
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/08/09

Alan Verzani Inc. dba OK to Walk
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/30/09

Allen, Robert
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/14/09

Alvidrez, Guadalupe
License ID: 1111019
License Type: Broker
Effective: 04/27/09

American Business Advantage Financial Services
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/21/09

Amerige Mortgage Corporation
License ID: 1477438
License Type: Corporation
Effective: 07/31/09

Angula, Antonio
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/29/09

Arroyo, Maria E.
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/29/09

Avakian, Irma
License ID: 1380862
License Type: Broker
Effective: 06/09/09

Barnett, Mike
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/30/09

Barragan, Fernanda
License ID: Unlicensed
License Type: Unlicensed
Effective: 06/08/09

Best Way Marketing
License ID: Unlicensed
License Type: Unlicensed
Effective: 08/12/09

Blake, Rebecca Suanne
License ID: 697017
License Type: Sales
Effective: 05/11/09

Brackett, David M. dba Wespac Solutions, LLC
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/14/09

Bradley, Elliot
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/21/09

Callisto Group Inc.
License ID: 1230126
License Type: Corporation
Effective: 06/09/09

Casapormenos.com LLC
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/09/09

Cavero, Luis Enrique
License ID: 1837119
License Type: Sales
Effective: 05/12/09

Centeno, Carlos
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/09/09

Centeno, Richard
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/09/09

Chiavatti, Paul
License ID: Unlicensed
License Type: Unlicensed
Effective: 06/05/09

Chiuminatta, Jeffrey Alan
License ID: 1396761
License Type: Broker
Effective: 07/14/09

Cibrian, Cleo
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/07/09

Ciccia, Miguel
License ID: Unlicensed
License Type: Unlicensed
Effective: 08/12/09

Cole, Gregory
License ID: 1244974
License Type: Sales
Effective: 04/16/09

Community Loan Service Center, Inc
License ID: Unlicensed
License Type: Unlicensed
Effective: 04/21/09

Compass, James
License ID: 1776553
License Type: Sales
Effective: 04/27/09

County Homeowners Recording, Inc.
License ID: Unlicensed
License Type: Unlicensed
Effective: 05/12/09

Dahl, Craig Roland
License ID: 578458
License Type: Broker
Effective: 07/28/09

Danis, Adriana
License ID: Unlicensed
License Type: Unlicensed
Effective: 08/25/09

Derosier, Kevin
License ID: Unlicensed
License Type: Unlicensed
Effective: 07/30/09

Desktop Loans, Inc. dba Modified Mortgage
License ID: Unlicensed
License Type: Unlicensed
Effective: 05/13/09

Di Girolamo, Gary
License ID: Unlicensed
License Type: Unlicensed
Effective: 05/12/09

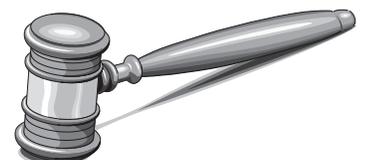
Di Girolamo, Trevor
License ID: Unlicensed
License Type: Unlicensed
Effective: 05/12/09

Diaz, Baltazar
License ID: Unlicensed
License Type: Unlicensed
Effective: 05/12/09

Dominguez, Lupe
License ID: 1270843
License Type: Sales
Effective: 04/07/09

Dunkelman, Charles Mike License ID: 937450 License Type: Broker Effective: 04/29/09	Gutierrez, Angel License ID: Unlicensed License Type: Unlicensed Effective: 06/08/09	Jonqua, Sebastian License ID: Unlicensed License Type: Unlicensed Effective: 07/28/09	Lyon, Bret License ID: Unlicensed License Type: Unlicensed Effective: 04/23/09
Escalante, George License ID: Unlicensed License Type: Unlicensed Effective: 07/16/09	Gutierrez, Leo License ID: Unlicensed License Type: Unlicensed Effective: 06/08/09	JTL Mortgage & Realty Inc. License ID: 1838235 License Type: Corporation Effective: 08/28/09	Majestic Investment Group License ID: Unlicensed License Type: Unlicensed Effective: 06/08/09
Fastlink Financial Inc. License ID: 1779374 License Type: Corporation Effective: 06/05/09	Haag, Richard License ID: Unlicensed License Type: Unlicensed Effective: 08/12/09	Kader, Alia aka Alia Kader Kbujder License ID: Unlicensed License Type: Unlicensed Effective: 05/28/09	Maluf, Ziad License ID: 1419990 License Type: Broker Effective: 06/05/09
Ferruffino, Henry License ID: Unlicensed License Type: Unlicensed Effective: 08/12/09	Hanson, Tricia License ID: Unlicensed License Type: Unlicensed Effective: 07/28/09	Keller, Kris License ID: Unlicensed License Type: Unlicensed Effective: 05/11/09	Martinez, Raul License ID: Unlicensed License Type: Unlicensed Effective: 07/08/09
Ferruffino, Juan Carlos License ID: 1206143 License Type: Sales Effective: 08/12/09	Hill, Michael J. License ID: Unlicensed License Type: Unlicensed Effective: 07/15/09	Kim, Jacob License ID: Unlicensed License Type: Unlicensed Effective: 06/12/09	Martinez, Robert License ID: Unlicensed License Type: Unlicensed Effective: 05/11/09
Fields, Joe License ID: Unlicensed License Type: Unlicensed Effective: 04/23/09	Hollingsworth, Louis License ID: Unlicensed License Type: Unlicensed Effective: 07/14/09	La Ruffa, Brian License ID: Unlicensed License Type: Unlicensed Effective: 07/14/09	Martinez, Robert License ID: Unlicensed License Type: Unlicensed Effective: 07/15/09
Financial Investments Solutions Corp License ID: 1838527 License Type: Corporation Effective: 06/09/09	Holmes, Rodney License ID: Unlicensed License Type: Unlicensed Effective: 07/16/09	La, Sean aka Sean Le License ID: Unlicensed License Type: Unlicensed Effective: 07/14/09	MDHT Corporation License ID: 1517122 License Type: Corporation Effective: 04/29/09
Flores, Maricarmen License ID: Unlicensed License Type: Unlicensed Effective: 05/12/09	Home Advantage Funding Group, Inc. License ID: 1464883 License Type: Corporation Effective: 06/12/09	Landmart Financial Services, Inc. License ID: Unlicensed License Type: Unlicensed Effective: 07/08/09	Melone, Curtis James License ID: 1391794 License Type: Sales Effective: 07/14/09
Fox, Christopher License ID: Unlicensed License Type: Unlicensed Effective: 07/14/09	Home Funding Solutions Inc. License ID: 1401135 License Type: Corporation Effective: 07/28/09	Le, Son Thanh License ID: 1249535 License Type: Broker Effective: 07/31/09	Mendoza, Esperanza Salome License ID: 1303861 License Type: Sales Effective: 08/12/09
Fuller, Kevin License ID: Unlicensed License Type: Unlicensed Effective: 07/16/09	Homesavors Abatement, Inc. License ID: Unlicensed License Type: Unlicensed Effective: 07/14/09	Loan Processing Center Inc. License ID: 1835742 License Type: Corporation Effective: 06/02/09	Mendoza, Sonia dba H.E. Service Co. License ID: Unlicensed License Type: Unlicensed Effective: 07/16/09
Ghazi, Masheed S. License ID: 1298133 License Type: Broker Effective: 06/02/09	Homesavors, Inc. License ID: Unlicensed License Type: Unlicensed Effective: 04/21/09	Locsin, Maria Elena License ID: 1821408 License Type: Sales Effective: 04/02/09	Metters, Maurice License ID: Unlicensed License Type: Unlicensed Effective: 08/05/09
Girardin, Christian S. License ID: 1043842 License Type: Sales Effective: 04/09/09	Homesavors, Inc. License ID: Unlicensed License Type: Unlicensed Effective: 07/14/09	Lopez, Cesar dba H. E. Service Company License ID: Unlicensed License Type: Unlicensed Effective: 07/16/09	Metters, Ralph License ID: 1261850 License Type: Sales Effective: 08/05/09
Gomez, Yimi Gemer License ID: 1221591 License Type: Broker Effective: 06/09/09	Homesavors, Inc. License ID: Unlicensed License Type: Unlicensed Effective: 08/05/09	Lopez, Epimenio V. License ID: 1118096 License Type: Broker Effective: 05/12/09	Meyer, Luis License ID: Unlicensed License Type: Unlicensed Effective: 05/11/09
Gonzales, Henry License ID: Unlicensed License Type: Unlicensed Effective: 05/13/09	Hunt, Scott License ID: Unlicensed License Type: Unlicensed Effective: 07/28/09	Loss Mitigation License ID: Unlicensed License Type: Unlicensed Effective: 05/11/09	Michael Barnett, Inc. License ID: Unlicensed License Type: Unlicensed Effective: 07/30/09
Gonzalez, Jodi License ID: Unlicensed License Type: Unlicensed Effective: 08/03/09	Hurlbut, Timothy N. License ID: 1711282 License Type: Sales Effective: 07/30/09	Lotter, Gerald J. License ID: 1443189 License Type: Broker Effective: 06/12/09	Mission Loans, Inc. License ID: 1297913 License Type: Corporation Effective: 05/22/09
Green Credit Solutions License ID: 1850648 License Type: Corporation Effective: 07/14/09	Impresa Development Corporation dba Loan Fixers License ID: 1857280 License Type: Corp. Effective: 06/05/09	Lucio, Michael License ID: Unlicensed License Type: Unlicensed Effective: 06/08/09	Mohr, Richard Peter dba RPM Real Estate Services License ID: 482323 License Type: Broker Effective: 06/05/09
Green, Matt Shane License ID: 1314317 License Type: Broker Effective: 08/19/09	J & B Capital Corporation License ID: 1839739 License Type: Corporation Effective: 06/29/09	Lugo, Andrew License ID: 1805170 License Type: Sales Effective: 06/05/09	Morris, Mary License ID: Unlicensed License Type: Unlicensed Effective: 08/05/09
Guatemala, Sara License ID: Unlicensed License Type: Unlicensed Effective: 07/08/09	JC Ruiz Capital Group Inc. License ID: 1835138 License Type: Corporation Effective: 06/09/09	Lupe Dominguez Inc. License ID: Unlicensed License Type: Unlicensed Effective: 04/07/09	Nationwide Loan Modification Services License ID: Unlicensed License Type: Unlicensed Effective: 04/16/09

Navarett, Lindsey License ID: Unlicensed License Type: Unlicensed Effective: 07/28/09	Power Mortgage License ID: Unlicensed License Type: Unlicensed Effective: 08/19/09	Small, Patrick B. License ID: 1301555 License Type: Broker Effective: 08/19/09	Worldwide Brokers, Inc. License ID: 1516871 License Type: Corporation Effective: 04/27/09
Neel, Gerald Alan License ID: 936731 License Type: Sales Effective: 05/13/09	Professional Filing Services Inc. License ID: Unlicensed License Type: Unlicensed Effective: 04/07/09	Soublis, Peggy License ID: Unlicensed License Type: Unlicensed Effective: 07/28/09	Yorba, Leah License ID: Unlicensed License Type: Unlicensed Effective: 07/16/09
Nevarez, Corinna License ID: Unlicensed License Type: Unlicensed Effective: 06/08/09	Ramirez, Alma License ID: Unlicensed License Type: Unlicensed Effective: 07/08/09	Synergy Financial Management Corp. License ID: 1308653 License Type: Corporation Effective: 07/15/09	OAKLAND REGION
New Media Properties, Inc. License ID: Unlicensed License Type: Unlicensed Effective: 05/12/09	Ramirez, Armando License ID: Unlicensed License Type: Unlicensed Effective: 04/23/09	Tait, John Robert License ID: 1466684 License Type: Sales Effective: 08/03/09	ACM North License ID: Unlicensed License Type: Unlicensed Effective: 07/15/09
Newport Funding LLC License ID: Unlicensed License Type: Unlicensed Effective: 05/12/09	Reyes, Daniel License ID: Unlicensed License Type: Unlicensed Effective: 07/15/09	Talavera, Jorge License ID: 1279511 License Type: Broker Effective: 08/28/09	Avemos Financial Group, Inc. License ID: 1522578 License Type: Corporation Effective: 08/11/09
Newport Lending Corporation License ID: 1444749 License Type: Corporation Effective: 08/19/09	Reyes, Rey License ID: Unlicensed License Type: Unlicensed Effective: 05/11/09	Therault, Scott License ID: Unlicensed License Type: Unlicensed Effective: 07/14/09	Barnhardt Capital Group, Inc. dba New Beginnings LMS License ID: Unlicensed License Type: Unlicensed Effective: 07/23/09
Newport Real Estate Group License ID: Unlicensed License Type: Unlicensed Effective: 08/03/09	Reyes, Rey License ID: Unlicensed License Type: Unlicensed Effective: 07/15/09	Tim Hurlbut Inc. dba OK to Walk License ID: Unlicensed License Type: Unlicensed Effective: 07/30/09	Baycal Capital Services, Inc. License ID: 1521630 License Type: Corporation Effective: 08/25/09
NXT Equities Incorporated License ID: 1503103 License Type: Corporation Effective: 05/29/09	Reyn, Rasha License ID: 1823193 License Type: Sales Effective: 04/29/09	Tubbiola, Michael License ID: 1371353 License Type: Broker Effective: 06/19/09	Belicheva, Natella License ID: 1367249 License Type: Broker Effective: 08/25/09
Palmer, Deborah Jean License ID: 1430553 License Type: Sales Effective: 05/12/09	Reynoso, Hector License ID: Unlicensed License Type: Unlicensed Effective: 05/06/09	US Foreclosure Relief Corporation License ID: Unlicensed License Type: Unlicensed Effective: 07/16/09	California Trust Deeds, Inc. License ID: Unlicensed License Type: Unlicensed Effective: 05/19/09
Penso Holdings, Inc License ID: Unlicensed License Type: Unlicensed Effective: 04/09/09	Roscow, Paul License ID: Unlicensed License Type: Unlicensed Effective: 04/16/09	Valencia, Francisco License ID: Unlicensed License Type: Unlicensed Effective: 07/08/09	Discovery Bay Financial Group License ID: Unlicensed License Type: Unlicensed Effective: 08/05/09
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Perry, Bernadette License ID: Unlicensed License Type: Unlicensed Effective: 05/11/09	Sandoval, Mireya License ID: Unlicensed License Type: Unlicensed Effective: 08/12/09	Verzani, Alan License ID: Unlicensed License Type: Unlicensed Effective: 07/30/09	Focus Consulting Services License ID: Unlicensed License Type: Unlicensed Effective: 08/05/09
Perry, Marion Anthony License ID: 1301166 License Type: Sales Effective: 05/11/09	Sarpas, Hakimullah License ID: 1808057 License Type: Sales Effective: 08/06/09	Virgil, Tammy License ID: Unlicensed License Type: Unlicensed Effective: 07/16/09	Gladney, Sidney License ID: Unlicensed License Type: Unlicensed Effective: 05/19/09
Perry, Tony License ID: Unlicensed License Type: Unlicensed Effective: 07/15/09	Seeram, Robert License ID: Unlicensed License Type: Unlicensed Effective: 04/02/09	Waldman, Michael David License ID: 1057515 License Type: Broker Effective: 05/29/09	Grun, Karen License ID: Unlicensed License Type: Unlicensed Effective: 08/25/09
Petterson, Brian Charles License ID: 1363823 License Type: Sales Effective: 04/27/09	Seny, Isaac Daryl License ID: 795521 License Type: Broker Effective: 08/19/09	Wall Street Financial License ID: Unlicensed License Type: Unlicensed Effective: 04/29/09	Housing Assistance Law Center License ID: Unlicensed License Type: Unlicensed Effective: 08/25/09
Philips, Kyle License ID: Unlicensed License Type: Unlicensed Effective: 08/06/09	Shafer, Dean License ID: Unlicensed License Type: Unlicensed Effective: 05/11/09	Warren, Gracie Bell License ID: 905753 License Type: Broker Effective: 07/14/09	Lizarrago, Angeline Lisa License ID: Unlicensed License Type: Unlicensed Effective: 08/11/09
Pieniasek, Leslie License ID: Unlicensed License Type: Unlicensed Effective: 05/11/09	Sianez, Richard License ID: Unlicensed License Type: Unlicensed Effective: 08/12/09	Webb, Bill License ID: Unlicensed License Type: Unlicensed Effective: 05/06/09	
Portier, Brett License ID: Unlicensed License Type: Unlicensed Effective: 07/28/09	Sims, Michael Stanley dba Advantage Capital Group License ID: Unlicensed License Type: Unlicensed Effective: 06/03/09	Wiggins, James License ID: Unlicensed License Type: Unlicensed Effective: 07/14/09	



Pinnacle Holdings Investment

Group
License ID: Unlicensed
License Type: Unlicensed
Effective: 08/25/09

Pongru, Tom aka Tom Pongrujaporn

License ID: Unlicensed
License Type: Unlicensed
Effective: 06/26/09

Quickloan2u.net

License ID: Unlicensed
License Type: Unlicensed
Effective: 06/26/09

Roberts, Kevin James

License ID: 858916
License Type: Broker
Effective: 07/15/09

Santiago, Dennis

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/05/09

Sawyer, Mark Anthony

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/15/09

Stephenson, Elke

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/15/09

Strauss, Jay Richard

License ID: 1442341
License Type: Broker
Effective: 04/08/09

Thompson, Lynne A.

License ID: 1063861
License Type: Sales
Effective: 08/28/09

Thrasher, Martin

License ID: Unlicensed
License Type: Unlicensed
Effective: 04/09/09

Veritas Financial Real Estate Group, Inc.

License ID: 1452245
License Type: Corporation
Effective: 04/08/09

Yanez-Pastor, Bernie

License ID: 1860183
License Type: Broker
Effective: 08/28/09

**SACRAMENTO REGION****American River Real Estate, Inc.**

License ID: 1770059
License Type: Corporation
Effective: 04/23/09

Artshuk, Oleg

License ID: 1496836
License Type: Sales
Effective: 06/30/09

Bohl, III, John Alvin

License ID: 1248704
License Type: Broker
Effective: 08/06/09

Bohl, III, John Alvin

License ID: 1248704
License Type: Broker
Effective: 08/31/09

Browning, Joseph Dwayne

License ID: Unlicensed
License Type: Unlicensed
Effective: 04/29/09

Capital Mortgage & Investment, Inc.

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/11/09

Citi Home Solutions, Inc.

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/08/09

Community Housing Land

Development
License ID: Unlicensed
License Type: Unlicensed
Effective: 08/06/09

Community Housing Land

Development
License ID: Unlicensed
License Type: Unlicensed
Effective: 08/26/09

Depasquale, Daniel

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/08/09

Diversified Real Estate Consultants

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/08/09

Flynt, Suzette

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/08/09

Gibbs, Kevin Russell

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/25/09

Gibbs, Tanya

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/25/09

Greenleaf Legal Services

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/25/09

Home Solutions Group, LLC

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/08/09

JBC Financial Corp

License ID: 1476645
License Type: Corporation
Effective: 07/08/09

KI Systems, LLC

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/30/09

Loan Processing Center Inc.

License ID: 1835742
License Type: Corporation
Effective: 07/08/09

Loan Review, Inc.

License ID: 1524612
License Type: Corporation
Effective: 08/06/09

Loan Review, Inc.

License ID: 1524612
License Type: Corporation
Effective: 08/31/09

Lopez, Tricia

License ID: 856790
License Type: Broker
Effective: 05/07/09

Lynch, Ian

License ID: Unlicensed
License Type: Unlicensed
Effective: 05/07/09

Maeser, Trina

License ID: Unlicensed
License Type: Unlicensed
Effective: 05/07/09

Maser, Louis

License ID: 471560
License Type: Broker
Effective: 04/23/09

Morais, Scott

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/22/09

Mortgage Tree Funding

License ID: Unlicensed
License Type: Unlicensed
Effective: 04/29/09

Mundling, Lisa

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/06/09

Mundling, Lisa

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/26/09

Naidu, Ram

License ID: 1337302
License Type: Sales
Effective: 07/08/09

New Leaf Modifications, Inc.

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/22/09

Resolution Mortgage Group

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/06/09

Resolution Mortgage Group

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/31/09

Rodriguez, Gina

License ID: 15006341
License Type: Sales
Effective: 07/30/09

Sallis, O'Dell

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/06/09

Sallis, O'Dell

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/26/09

Saving Homes First Corp.

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/22/09

Schlaegel, Joey M.

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/22/09

Thouren, Cory

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/06/09

Thoursen, Cory

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/31/09

Torres, Antonio Garnica

License ID: 1374294
License Type: Sales
Effective: 07/08/09

Tripoli Associates, Inc.

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/08/09

Valdovino, Hector

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/22/09

Villasenor, Anthony

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/08/09

White, Hope

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/06/09

White, Hope

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/26/09

Willes, Dale

License ID: 1422627
License Type: Broker
Effective: 07/08/09

Willes, Jeremy Todd

License ID: 1389869
License Type: Sales
Effective: 07/08/09

Woods, Scott

License ID: 1761841
License Type: Broker
Effective: 04/23/09

Woods, Scott

License ID: 1761841
License Type: Broker
Effective: 07/30/09

Yang, Brandon

License ID: 1420237
License Type: Sales
Effective: 07/08/09

SAN DIEGO REGION**Bard, Shannon**

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/29/09

Advance fees for loan modifications now prohibited

Senate Bill 94 (Calderon), an urgency statute, has been signed into law by Governor Schwarzenegger. It adds Section 10085.6 to the California Business and Professions Code (B&P) and makes it "unlawful for any real estate licensee who negotiates, attempts to negotiate, arranges, attempts to arrange, or otherwise offers to perform a mortgage loan modification or other form of mortgage loan forbearance for a fee or other compensation to claim, demand, charge, collect or receive any compensation until after the licensee has fully performed each and every service the licensee contracted to perform or represented that he, she or it would perform".

The bill affects residential properties containing four units or less. Therefore, effective October 11, 2009, advance fees can no longer be collected from a consumer for these services involving one to four unit residential properties.

Senate Bill 94 also adds Section 2944.7 to the California Civil Code that makes it unlawful for ANY PERSON, including licensed attorneys, to "claim, demand, charge, collect or receive any compensation until after the person has fully performed each and every service the person contracted to perform or represented that he or she would perform" in a loan modification or other form of mortgage loan forbearance.

Agreements entered into with consumers PRIOR TO October 11, 2009 are not affected.

Any advance fees collected on or after October 11, 2009 MUST BE REFUNDED TO THE CONSUMER.

Senate Bill 94 does not prohibit the collection of compensation AFTER COMPLETION OF ALL OF THE PROM-

ISED SERVICES. However, Senate Bill 94 also adds Section 10147.6 to the B&P and 2944.6 to the California Civil Code to require the following statement to be provided to consumers in 14-point bold type when offering these services:



"It is not necessary to pay a third party to arrange for a loan modification or other form of forbearance from your mortgage lender or servicer. You may call your lender directly to ask for a change in your loan terms. Nonprofit housing counseling agencies also offer these and other forms of borrower assistance free of charge. A list of nonprofit housing counseling agencies approved by the United States Department of Housing and Urban Development (HUD) is available from your loan HUD office or visiting www.hud.gov."

The provisions of B&P §10085.6 and Civil Code Section 2944.7 are in effect until January 1, 2013 and are repealed as of that date unless a later statute deletes or extends that date. Questions should be directed to the Mortgage Loan Activities Unit at (916) 227-0770. 

Disciplinary Action

Continued from previous page

Billsmadesimple.com

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/03/09

BMS Debt Management Inc

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/03/09

Celaschi, Joseph

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/03/09

Esposito, Michael

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/03/09

Federal Housing Modification

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/26/09

Foley, Meaghan

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/03/09

Gable, Dieter

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/29/09

Gonzalez, Pablo Rodolfo dba PRG Systems, PRGS Investments, PRGSSYSTEMS

License ID: 593610
License Type: Sales
Effective: 06/03/09

Intellichoice Mortgage, Services, LLC

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/29/09

Jacobson, John

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/29/09

Omni Real Estate Network

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/06/09

Papike, Zack

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/29/09

Rosofsky, Glenn

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/26/09

Sabarra, Randy

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/29/09

Trap, Michael A.

License ID: 1294151
License Type: Broker
Effective: 08/26/09

United Security Services, Inc.

License ID: 1521716
License Type: Corporation
Effective: 08/06/09

Usmodifiedloan.com

License ID: Unlicensed
License Type: Unlicensed
Effective: 08/06/09

Vinson, Tanya

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/03/09

Walker, Steve

License ID: Unlicensed
License Type: Unlicensed
Effective: 07/29/09

Zakir, Rob M.

License ID: 1370255
License Type: Broker
Effective: 08/06/09

Real estate law book and CD

Each year, the Real Estate Law Book and CD is updated to reflect changes in laws and regulations.

The 2010 Real Estate Law Book is available online free of charge. The in print version and CD will be available for purchase in March 2010. This important reference for licensees includes The Real Estate Law, The Real Estate Commissioner's Regulations, and other pertinent Codes.

The cost is \$25, plus tax. Orders are currently being accepted. Submit a Publications Request (RE 350) which can be found on the DRE Web site or at any District Office.

Mortgage Loan Activity Notification

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fees of fifty dollars (\$50) per day for the first 30 days the report is not filed and one hundred dollars (\$100) per day for every day thereafter for a maximum of \$10,000.

Excerpt from B&P Section 10131:

A real estate broker within the meaning of this part is a person who, for a compensation or in expectation of a compensation, regardless of the form or time of payment, does or negotiates to do one or more of the following acts for another or others:

- (d) Solicits borrowers or lenders for or negotiates loans or collects payments or performs services for borrowers or lenders or note owners in connection with loans secured directly or collaterally by liens on real property or on a business opportunity.
- (e) Sells or offers to sell, buys or offers to buy, or exchanges or offers to exchange a real property sales contract, or a promissory note secured directly or collaterally by a lien on real property or on a business opportunity, and performs services for the holders thereof.



Instructions for submitting the RE 866 Mortgage Loan Activity report electronically are posted on the Department's Web site: www.dre.ca.gov.

B&P Section 10131.1:

- (a) A real estate broker within the meaning of this part is also a person who engages as a principal in the business of making loans or buying from, selling to, or exchanging with the public, real property sales contracts or promissory notes secured directly or collaterally by liens on real property, or who makes agreements with the public for the collection of payments or for the performance of services in connection with real property sales contracts or promissory notes secured directly or collaterally by liens on real property.
- (b) As used in this section:
 - (1) "In the business" means any of the following:
 - (A) The acquisition for resale to the public, and not as an investment, of eight or more real property sales contracts or promissory notes secured directly or collaterally by liens on real property during a calendar year.
 - (B) The sale to or exchange with the public of eight or more real property sales contracts or promissory notes secured directly or collaterally by liens on real property during a calendar year. However, no transaction negotiated through a real estate licensee shall be considered in determining whether a person is a real estate broker within the meaning of this section.
 - (C) The making of eight or more loans in a calendar year from the person's own funds to the public when those loans are held or resold and are secured directly or collaterally by a lien on residential real property consisting of a single dwelling unit in a condominium or cooperative or on any parcel containing only residential buildings if the total number of units on the parcel is four or less. However, no transaction negotiated through a real estate broker who meets the criteria of subdivision (a) or (b) of §10232 shall be considered in determining whether a person is a real estate broker within the meaning of this section.
 - (2) "Sale," "resale," and "exchange" include every disposition of any interest in a real property sales contract or promissory note secured directly or collaterally by a lien on real property, except the original issuance of a promissory note by a borrower or a real property sales contract by a vendor, either of which is to be secured directly by a lien on real property owned by the borrower or vendor.
 - (3) "Own funds" means either of the following:
 - (A) Cash, corporate capital, or warehouse credit lines at commercial banks, savings banks, savings and loan associations, industrial loan companies, or other sources that are liability items on the person's financial statements, whether secured or unsecured.
 - (B) Cash, corporate capital, or warehouse credit lines at commercial banks, savings banks, savings and loan associations, industrial loan companies, or other sources that are liability items on the financial statement of an affiliate of the person, whether secured or unsecured.
 - (4) "Own funds" does not include funds provided by a third party to fund a loan on condition that the third party will subsequently purchase or accept an assignment of the loan.

Questions about these new reporting requirements should be directed to the Mortgage Loan Activity Section at (916) 227-0770. 