

1 DEPARTMENT OF REAL ESTATE  
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**FILED**

DEC 27 2010

DEPARTMENT OF REAL ESTATE  
By *X. Frost*

8 STATE OF CALIFORNIA  
9 DEPARTMENT OF REAL ESTATE

10 \* \* \*

11 To: )  
12 ) NO. H-5528 SAC  
13 )  
14 MONEY MARKETING SOLUTIONS, INC., ) ORDER TO DESIST AND  
15 a California Corporation, and ) REFRAIN  
16 REGINALD BOWERS, Jr. ) (B&P Code Section 10086)  
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17 The Commissioner (Commissioner) of the California Department of Real Estate  
18 (Department) caused an investigation to be made of the activities of MONEY MARKETING  
19 SOLUTIONS, INC., a California Corporation, and of REGINALD BOWERS, Jr. Based on that  
20 investigation, the Commissioner has determined that MONEY MARKETING SOLUTIONS,  
21 INC., a California Corporation, and of REGINALD BOWERS, Jr., have engaged in, are  
22 currently engaging in, or are attempting to engage in, acts or practices constituting violations of  
23 the California Business and Professions Code (Code) and/or Title 10, California Code of  
24 Regulations (Regulations), including engaging in the business of, acting in the capacity of,  
25 advertising, or assuming to act as, a real estate broker in the State of California within the  
26 meaning of Section 10131(d) of the Code (performing services for borrowers and/or lenders in  
27 connection with loans secured by real property) and Section 10131.2 of the Code (real estate

1 broker license required to charge and collect advance fees). Based on the findings of that  
2 investigation, as set forth below, the Commissioner hereby issues the following Findings of  
3 Fact, Conclusions of Law, and Desist and Refrain Order under authority of Section 10086 of the  
4 Code.

5 FINDINGS OF FACT

6 1. At no time herein mentioned has MONEY MARKETING SOLUTIONS,  
7 INC., and REGINALD BOWERS, Jr., been licensed by the Department in any capacity.

8 2. As hereinafter set forth, MONEY MARKETING SOLUTIONS, INC., and  
9 REGINALD BOWERS, Jr., engaged in the business of, acted in the capacity of, or assumed to  
10 act as a real estate broker in California.

11 3. Beginning in or about October 2008 and thereafter, REGINALD  
12 BOWERS, Jr., and beginning in or about November 2009 and thereafter, MONEY  
13 MARKETING SOLUTIONS, INC., and, at all times herein mentioned, REGINALD BOWERS,  
14 Jr., and MONEY MARKETING SOLUTIONS, INC., and each of them, solicited borrowers,  
15 and/or lenders, and/or negotiated loans secured directly or collaterally by liens on real property,  
16 wherein such loans were to be brokered, arranged, processed, and/or consummated on behalf of  
17 others, and/or solicited and negotiated to perform services for borrowers and/or lenders in  
18 connection with loans secured directly or collaterally by liens on real property or on a business  
19 opportunity, pursuant to Section 10131(d) of the Code, wherein Respondents claimed,  
20 demanded, charged, received, and collected advance fees from borrowers for services  
21 Respondents were to perform thereafter, and/or provided a written contract for advance fees  
22 including, but not limited to, the following transactions:

<b>Borrower</b>	<b>Property</b>	<b>Advance Fee</b>	<b>Date Collected</b>
Annie D. J.	7212 Calamo Street Springfield, Virginia	\$2,500.00	12/5/09

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1 CONCLUSIONS OF LAW

2 4. Based on the information contained in paragraphs 1 through 3, above,  
3 MONEY MARKETING SOLUTIONS, INC., and REGINALD BOWERS, Jr., acting under  
4 their own names or any other names, solicited borrowers and/or lenders to perform services for  
5 those borrowers or lenders in connection with loans secured directly or collaterally by one or  
6 more liens on real property and charged, demanded and/or collected advance fees for the  
7 services to be provided, which acts require a real estate license under Sections 10131(d) and  
8 10131.2 of the Code, during a period of time when MONEY MARKETING SOLUTIONS,  
9 INC., and REGINALD BOWERS, Jr., were not licensed by the Department in any capacity in  
10 violation of Sections 10130 and 10131(b) of the Code, and demanded and/or collected advance  
11 fees without first obtaining approval of an advance fee agreement from the Commissioner in  
12 accordance with Section 10085 of the Code.

13 5. MONEY MARKETING SOLUTIONS, INC., and REGINALD BOWERS,  
14 Jr., used a form of advance fee agreement which had not been submitted to the Department for  
15 its review and consideration prior to its use by Respondents in violation of Section 10085 of the  
16 Code (prior submission of advance fee materials to the Department required prior to use) and  
17 Section 2970 of the Regulations (advance fees shall be submitted to Department 10 days prior to  
18 use).

19 DESIST AND REFRAIN ORDER

20 Based on the Findings of Fact and Conclusions of Law stated herein;

21 MONEY MARKETING SOLUTIONS, INC., and REGINALD BOWERS, Jr.,  
22 doing business under your own names, or any other names, YOU ARE HEREBY ORDERED  
23 TO:

24 1. Immediately desist and refrain from performing any acts within the State of  
25 California for which a real estate broker license is required, unless and until you demonstrate  
26 and provide evidence satisfactory to the Commissioner that you are properly licensed by the  
27 Department as a real estate broker. In particular you are ordered to desist and refrain from:

1 (i) Soliciting borrowers or lenders and/or performing services for borrowers or  
2 lenders in connection with loans secured or to be secured directly or collaterally by one or more  
3 liens on real property.

4 2. Immediately desist and refrain from charging, demanding, claiming,  
5 collecting, and/or receiving advance fees as that term is defined in Section 10026 of the Code,  
6 for any of the services you offer to others, unless and until you demonstrate and provide  
7 evidence satisfactory to the Commissioner that you are properly licensed by the Department as a  
8 real estate broker, and that MONEY MARKETING SOLUTIONS, INC., and REGINALD  
9 BOWERS, Jr.,:

10 (i) Have an advance fee agreement which has been submitted to the  
11 department and which is in compliance with the provisions of Section 2970 and 2972 of the  
12 Regulations;

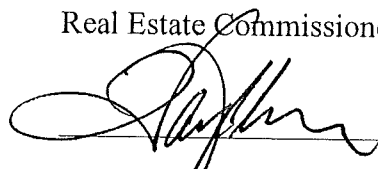
13 (ii) Have placed all previously collected advance fees into a trust account in the  
14 name of the real estate broker as trustee and which is in compliance with Section 10146 of the  
15 Code; and,

16 (iii) Have provided an accounting to the owner/beneficiaries for all advance fee  
17 trust funds pursuant to Section 2972 of the Regulations.

18 3. Immediately desist and refrain from charging, demanding, claiming,  
19 collecting, and/or receiving advance fees, as that term is defined in Section 10026 of the Code,  
20 in any form, and under any conditions, with respect to the performance of loan modification or  
21 any other/ form of mortgage loan forbearance services in connection with loans secured directly  
22 or collaterally by liens on residential real property containing four or fewer dwelling units.

23 DATED: 12/23/2010

24 JEFF DAVI  
25 Real Estate Commissioner

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27 By WAYNE S. BELL  
Chief Counsel

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**-NOTICE-**

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

cc: MONEY MARKETING SOLUTIONS, INC.  
REGINALD BOWERS, Jr.  
6400 79<sup>th</sup> Street  
Sacramento, CA 95828-1519