



Department  
of  
Real Estate

UPDATE

JEFF DAVI, Real Estate Commissioner





# *DRE MISSION*



To protect the public in real estate transactions and provide related services to the real estate industry.



# *DRE AT A GLANCE*

344 Authorized Positions

Five Offices Statewide

Special Fund Department

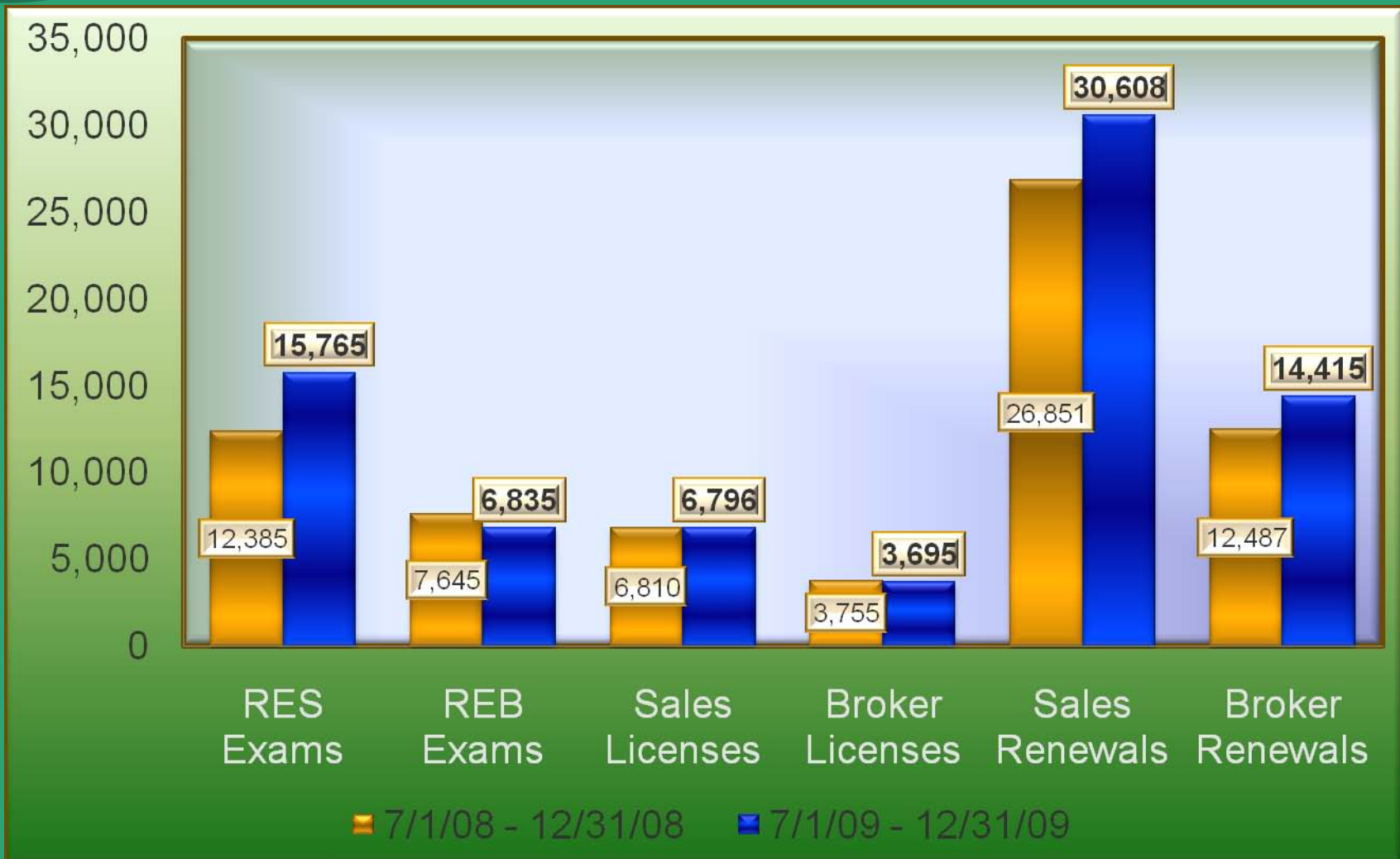
\$44.7 Budget for FY 08/09

6 Program Divisions

Advanced Technology Base



# Licensing Workload



# Foreclosure Rescue Fraud

- Scams misleading homeowners to transfer of the grant deed and/or up-front fees
- Scammer profits by remortgaging the property or pocketing fees paid by the homeowner
- No help to the homeowner in trouble



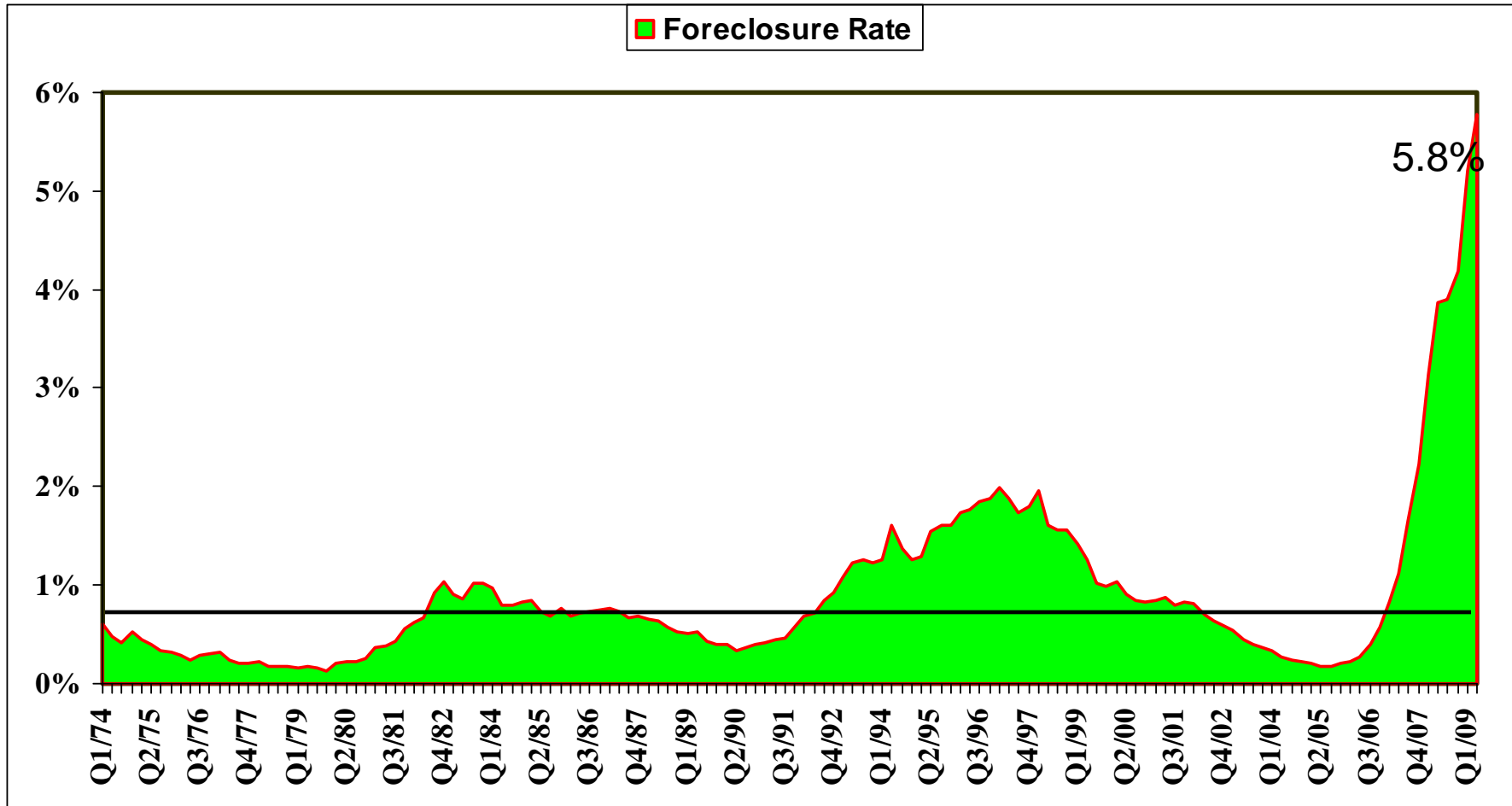
# Loan Modification Fraud



- Guarantee success due to expertise, affiliations or knowledge of government programs.
- Advertise through the radio, television, printed promotion and internet marketing to attract desperate homeowners – many of whom may have been turned down elsewhere and cannot qualify
- Perform no services – obtain no results

# Mortgage Foreclosure Rates

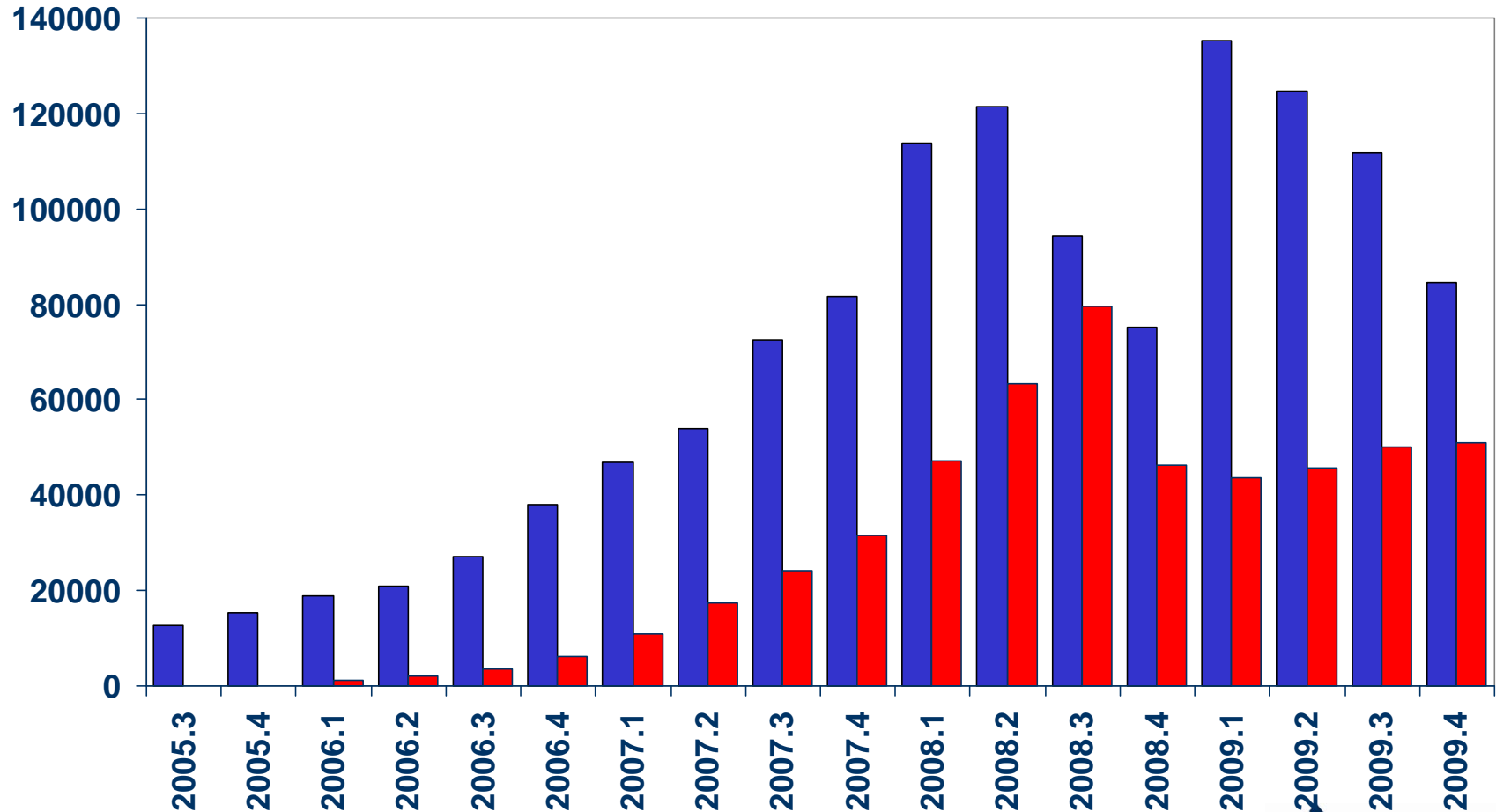
California: Q2-2009



# NODs & Trustees Deeds Filed in California

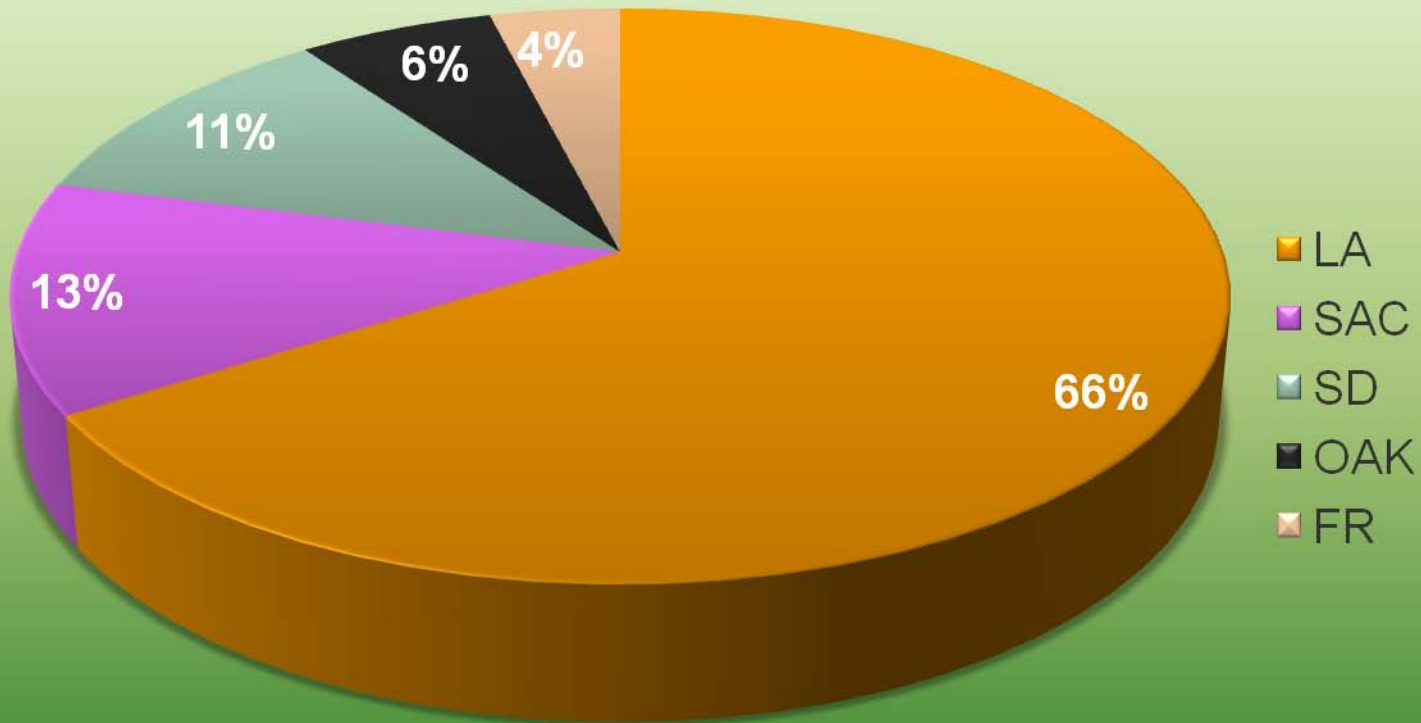
No. of Defaults or TDs

■ NODs ■ Trustee Deeds

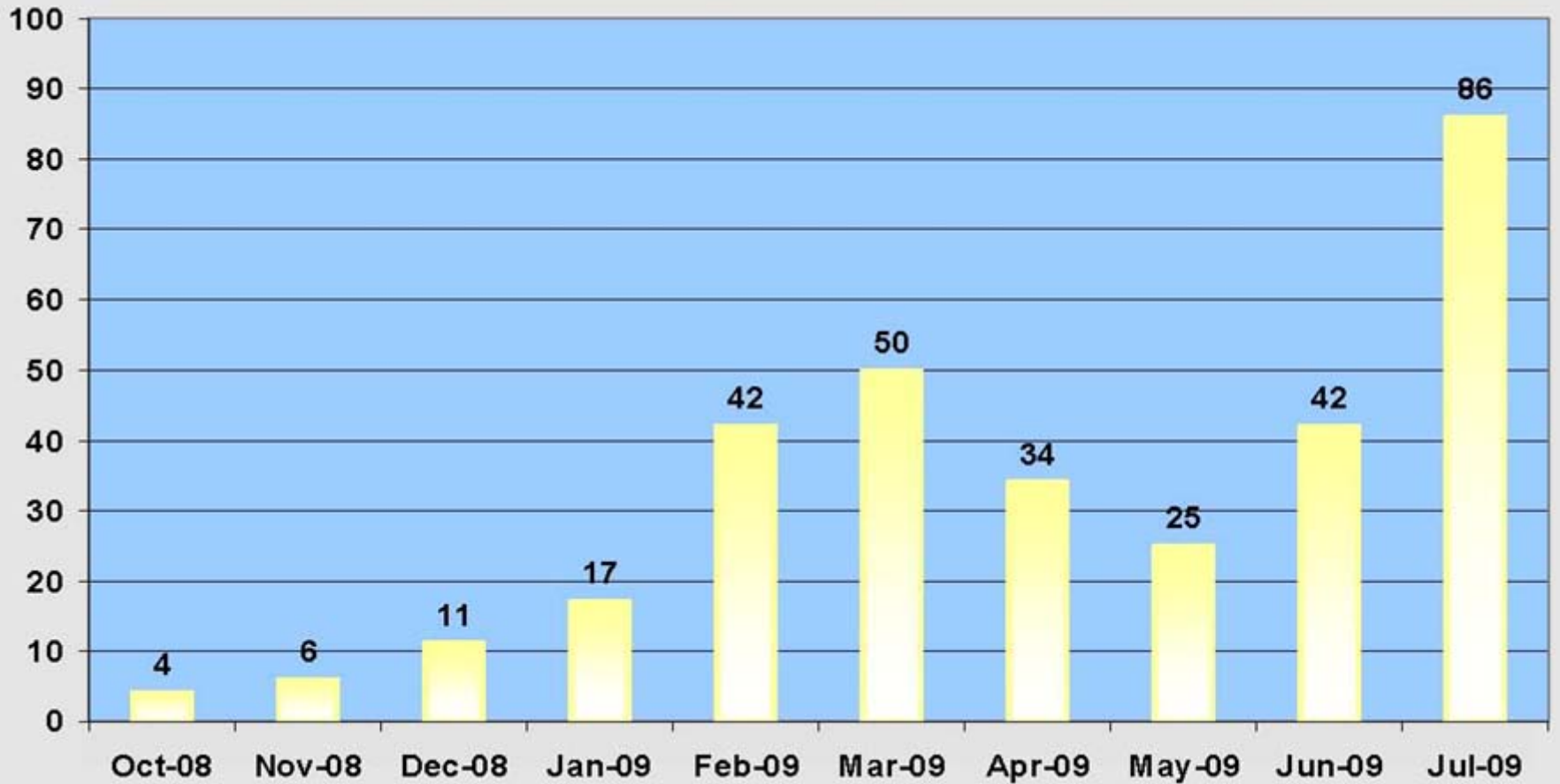


Source: DataQuick Information Systems

# Loan Modification Complaints By DRE Office/Region

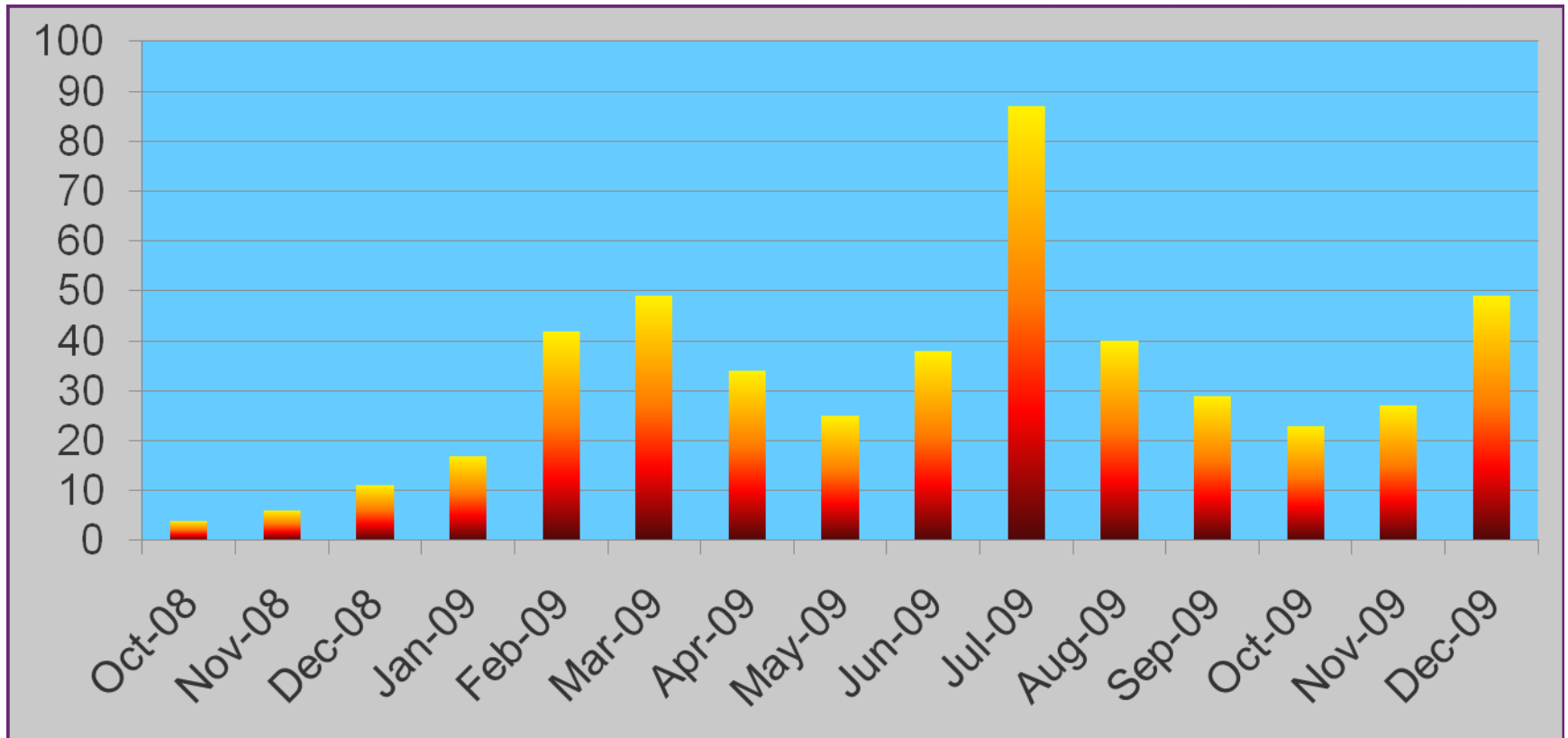


# Loan Modification DRE Actions Filed





# *Loan Modifications DRE Actions Filed*



# Remedies Underway



- ◆ Consumer Awareness and Education
- ◆ Oversee Licensed Activities
- ◆ Cooperative Enforcement Efforts
- ◆ Criminal and Civil Prosecution
- ◆ Industry and Business Support

# New and Improved Web Site – [www.dre.ca.gov](http://www.dre.ca.gov)



### Highlights



NEWS FLASH



BROKERS We Need Your Help! EXAM SURVEY



Scheduled Office Closures



Real Estate License Look-up



California Real Estate Financial Services License Status Check



State of California Site Certification Program



REO Road to Economic Recovery

### Quick Links

- > [What's New](#)
- > [Consumer Alerts](#)
- > [Careers at DRE](#)
- > [Complete List of Forms](#)
- > [FAQs](#)
- > [Customer Service Survey](#)
- > [Small Business & DVRE Opportunities](#)



**GOVERNOR SCHWARZENEGGER**  
Visit his Website

**DALE E. BONNER**  
BTH Agency Secretary

**JEFF DAVI**  
Real Estate Commissioner

California Department of Public Health  
H1N1 Flu Updates

### Licensees

- > [Renewing Your License](#)
- > [Update Your License Information](#)
- > [Apply for a Real Estate License](#)
- > [Corporation Licenses](#)
- > [DBA/Fictitious Business Name](#)
- > [Certified License History](#)
- > [Real Estate Business Guidance](#)
- > [Licensing Publications](#)
- > [Licensing Forms](#)

### Examinees

- > [How to Get a License](#)
- > ["Things You Need to Know"](#)
- > [Salespersons](#)
- > [Brokers](#)
- > [Examinee Forms](#)
- > [DRE Approved Pre-license Courses](#)
- > [Examinee Publications](#)
- > [Reference Book](#)

### Consumers

- > [License Status Check](#)
- > [Consumer Protection](#)
- > [Consumer-Related Forms](#)
- > [Recovery Account Forms](#)
- > [Reference Materials](#)
- > [Contact the DRE](#)
- > [Home Mortgage Information](#)
- > [How to File a Complaint](#)
- > [FAQs - Loan Foreclosure Fraud](#)
- > [FAQs - Consumers Tips for Loan Modifications](#)

### Services

**elicensing**  
online system

▶ **START**

- ▶ Exam Services
- ▶ License Services
- ▶ Tutorials
- ▶ New Services

### Connect With Us

[Twitter](#) [YouTube Videos](#)



### CONSUMER QUICK LINKS

- [Consumer Home](#)
- [Mortgage Information](#)
- [Consumer-Related Forms](#)
- [Suggestion Box](#)
- [Español](#)
- [Chinese](#)



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

**Consumer Home Mortgage Information**

California Real Estate & Financial Services License Status Check



### CONSUMER QUICK LINKS

- [Consumer Home Mortgage Information](#)
- [Consumer-Related Forms](#)
- [Suggestion Box](#)
- [Español](#)
- [Chinese](#)

## Desist and Refrain Orders

### Actions Taken Against Unlicensed Real Estate Activities

View the [Unlicensed Activities listing](#) of persons or entities that have been issued a Desist and Refrain Order for conducting real estate activity without being properly licensed. Check our [on-line licensee database](#) if you are uncertain about whether a person or entity is licensed.

### Actions Taken Against Subdivision Violations

View the [Subdivision Violations listing](#) of persons or entities that have been issued a Desist and Refrain Order for a violation of the Subdivided Lands Act. If a consumer is uncertain about whether the violations have been corrected, please contact the appropriate Subdivision Section, [Northern California](#) or [Southern California](#).

### Actions Taken Against Unlicensed Prepaid Rental Listing Service Activities

View the [Unlicensed Prepaid Rental Listing Service Activities listing](#) of persons or entities that have been issued a Desist and Refrain Order. If further information about a Prepaid Rental Listing Service Company is required, please check with the nearest [DRE Enforcement Office](#).

### Actions Taken Against a Licensed or Unlicensed Person/Entity for Loan Modification Activities

View the [list of persons and entities](#) that have been served with a Desist and Refrain Order and/or Accusation by the Department of Real Estate resulting from a loan modification and/or foreclosure rescue transaction.



# Actions Taken Against a Licensed/Unlicensed Person or Entity for Loan Modification Activities

RESPONDENT	FILED DATE	H-NUMBER	LICENSE NO.
• 2nd CHANCE NEGOTIATIONS INC	3/24/2009	<a href="#">H-5181 SAC</a>	NA
• A Head for Money (dba of HARRIS, MICHAEL ALLAN)	9/15/2009	<a href="#">H-36241 LA</a>	00991234
• A HEAD FOR MONEY ENTERPRISES INC	9/15/2009	<a href="#">H-36241 LA</a>	01817742
• ABA CAPITAL HOLDINGS INC	9/2/2009	<a href="#">H-36217 LA</a>	NA
• ABOABDO, MOHAMMAD	2/25/2009	<a href="#">H-35730 LA</a>	01710582
• ACM NORTH	7/15/2009	<a href="#">H-10725 SF</a>	NA
• Adiem Consultants (dba of COLE)	4/16/2009	<a href="#">H-35880 LA</a>	NA
• AFFORDABLE FINANCIAL CORP	6/8/2009	<a href="#">H-36034 LA</a>	01524180
• AFFORDABLE HOME ASSISTANCE.COM	1/15/2009	<a href="#">H-35619 LA</a>	01851346
• AGUILAR, ALEX	5/11/2009	<a href="#">H-35948 LA</a>	NA
• AGUILAR, ANGIE	5/11/2009	<a href="#">H-35948 LA</a>	NA
• AGUIRRE, ADRIANNA	7/8/2009	<a href="#">H-36097 LA</a>	NA
• ALAN VERZANI INC	7/30/2009	<a href="#">H-36147 LA</a>	NA
• ALL STATE FORECLOSURE SOLUTIONS	9/24/2009	<a href="#">H-36263 LA</a>	NA
• ALLEN, ROBERT	7/14/2009	<a href="#">H-36107 LA</a>	NA
• ALLEN, ROBERT	9/2/2009	<a href="#">H-36107 LA</a>	NA
• ALVIDREZ, GUADALUPE	4/27/2009	<a href="#">H-35907 LA</a>	01111019
• AMERICAN BUSINESS ADVANTAGE FINANCIAL SERVICES	9/2/2009	<a href="#">H-36217 LA</a>	NA
• AMERICAN BUSINESS ADVANTAGE FINANCIAL SERVICES INC	4/16/2009	<a href="#">H-35881 LA</a>	NA
• American Loan Help Center (dba of MDHT CORPORATION)	4/17/2009	<a href="#">H-35885 LA</a>	01517122
• American Mortgage Modification (dba of QUINTERO, RONALD CLAUDE)	3/27/2009	<a href="#">H-35820 LA</a>	NA
• American Mortgage Modification (dba of QUINTERO, RONALD CLAUDE)	3/18/2009	<a href="#">H-35789 LA</a>	NA
• American Mortgage Modification (dba of TUBBIOLA, MICHAEL)	6/19/2009	<a href="#">H-36065 LA</a>	NA
• American Mortgage Modification Inc (dba of QUINTERO, RONALD CLAUDE)	3/27/2009	<a href="#">H-35820 LA</a>	NA
• American Mortgage Modification Inc (dba of TUBBIOLA, MICHAEL)	6/19/2009	<a href="#">H-36065 LA</a>	NA
• American Mortgage Modification Inc. (dba of QUINTERO, RONALD CLAUDE)	3/18/2009	<a href="#">H-35789 LA</a>	NA
• AMERICAN RIVER REAL ESTATE INC	4/23/2009	<a href="#">H-5200 SAC</a>	01770059
• AMERICAN RIVER REAL ESTATE, INC	4/23/2009	<a href="#">H-5201 SAC</a>	01770059
• AMERIGE MORTGAGE CORPORATION	8/3/2009	<a href="#">H-36150 LA</a>	01477438
• ANDERSON, CELIA	3/12/2009	<a href="#">H-2362 FR</a>	NA
• ANGUIANO, EDWARD	9/23/2009	<a href="#">H-2422 FR</a>	NA
• ANGULO, ANTONIO	3/25/2009	<a href="#">H-35806 LA</a>	NA
• Applyloanmod.com (dba of LOAN PROCESSING CENTER INC)	6/2/2009	<a href="#">H-36015 LA</a>	01835742
• ARBALLO, NORMA	2/4/2009	<a href="#">H-35667 LA</a>	NA
• ARMENDARIZ, MICHAEL SCOTT	7/15/2009	<a href="#">H-2403 FR</a>	01224378

1 Department of Real Estate  
2 320 West 4th Street, Suite 350  
3 Los Angeles, California 90013-1105

4 Telephone: (213) 576-6982

FILED  
JUNE 8, 2009  
DEPARTMENT OF REAL ESTATE

By 

6  
7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 To: ) NO. H-36034 LA  
12 )  
13 AFFORDABLE FINANCIAL CORP., )  
14 MAJESTIC INVESTMENT GROUP, ) ORDER TO DESIST  
15 ANGEL GUTIERREZ, ) AND REFRAIN  
16 LEO GUTIERREZ, )  
MICHAEL LUCIO, )  
CORINNA NEVAREZ, and )  
FERNANDA BARRAGAN. )

17 The Commissioner ("Commissioner") has caused an investigation to be made of  
18 the activities of AFFORDABLE FINANCIAL CORP., MAJESTIC INVESTMENT GROUP,  
19 ANGEL GUTIERREZ, LEO GUTIERREZ, MICHAEL LUCIO, CORINNA NEVAREZ, and  
20 FERNANDA BARRAGAN. Based on that investigation, the Commissioner has determined  
21 that AFFORDABLE FINANCIAL CORP., MAJESTIC INVESTMENT GROUP, ANGEL  
22 GUTIERREZ, LEO GUTIERREZ, MICHAEL LUCIO, CORINNA NEVAREZ, and  
23



# *Delivering the Vision*



Leadership



Opportunities



Goals



Direction





*WE THINK .... Our ducks are in a row*

