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FILED

July 8, 2014

BUREAU OF REAL ESTATE

By _____

STATE OF CALIFORNIA

BUREAU OF REAL ESTATE

To: KURTIS RAY SANDHOFF, CHRISTY SANDHOFF and AIM PROPERTY SOLUTIONS, INC.	No. H-6151 SAC ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner of the California Bureau of Real Estate (Bureau) caused an investigation to be made of the activities of KURTIS RAY SANDHOFF (KURTIS), CHRISTY SANDHOFF (CHRISTY), and AIM PROPERTY SOLUTIONS, INC. (AIM). Based on that investigation, the Commissioner has determined that KURTIS, CHRISTY, and AIM have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code) and/or Title 10, Chapter 6, California Code of Regulations (Regulations), including the business of, acting in the capacity of, and/or advertising or assuming to act as, a real estate broker in the State of California within the meaning of Sections 10131(d) (performing services for borrowers and/or lenders in connection with loans secured by real property), 10131.2 (real estate broker license required to charge and collect an advance fee) of the Code, 10085 (advance fee agreements and materials), 10085.5 (collecting unauthorized advance fees), and/or 10166.02(b) (failing to obtain a mortgage loan originator license endorsement) of the Code. Furthermore, based on the

investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

Whenever acts referred to below are attributed to KURTIS, CHRISTY, and/or AIM, those acts are alleged to have been done by KURTIS and/or CHRISTY, acting by themselves, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, and using the name "AIM Property Solutions", or other names or fictitious names unknown at this time.

FINDINGS OF FACT

1. At all times mentioned, KURTIS has been licensed by the Bureau as a real estate broker, doing business as Gold Financial Services. KURTIS has a mortgage loan originator license endorsement, which is "approved – inactive". Therefore, KURTIS was not authorized to conduct mortgage loan activity.

2. At no time mentioned has CHRISTY been licensed by the Bureau in any capacity. At no time mentioned has CHRISTY obtained a mortgage loan originator license endorsement.

3. AIM is a corporation in the State of California whose status is currently suspended. At no time mentioned has AIM been licensed by the Bureau in any capacity. At no time mentioned has AIM obtained a mortgage loan originator license endorsement.

4. During the period of time set forth below, KURTIS, CHRISTY, and AIM solicited borrowers and negotiated to do one or more of the following acts for another or others, for or in expectation of compensation; negotiated one or more loans for, or performed services for, borrowers and/or lenders in connection with loans secured directly or collaterally by one or more liens on real property; and charged; demanded or collected an advance fee for any of the services offered.

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5. On or about February 3, 2014, CHRISTY, on behalf of AIM, via e-mail, solicited and/or offered to negotiate a residential loan modification concerning a piece of real property located within the State of California to an undercover Special Investigator, in which CHRISTY would negotiate a loan modification for an advance fee of $1,500.

6. On or about February 6, 2014, KURTIS, on behalf of AIM, solicited and/or offered to negotiate a residential loan modification concerning a piece of real property located within the State of California to an undercover Special Investigator and demanded an advance fee of $1,500. The contract presented and signed by KURTIS provides, in part, "Client hereby authorizes AIM to act as Client's Authorized Third Party representative for the limited purpose of contacting Client's existing secured lender(s) in an effort to submit the Client request for assistance in which the lender(s) agree(s) to a loan modification or settlement offer."

7. KURTIS solicited and/or offered borrowers for loan modification services on his website, www.gofico.com. As described on the website, AIM would be providing the loan modification contract, lender negotiations, and collecting an advance fee of $995.

CONCLUSIONS OF LAW

8. Based on the findings of fact contained in paragraphs 1 through 7, CHRISTY and AIM solicited one or more borrowers to perform services for those borrowers and/or those borrowers' lenders in connection with loans secured directly or collaterally by one or more liens on real property located within the State of California, and charged, demanded or collected advance fees for the services to be provided, which acts require a real estate broker license under Sections 10131(d) (real estate license required for enumerated acts) and 10131.2 (real estate broker license required to charge or collect an advance fee) of the Code, in violation of Section 10130 of the Code.

9. Based on the findings of fact contained in paragraphs 1 through 7, KURTIS solicited, offered, and/or negotiated terms of a residential mortgage loan for one or more borrowers when his mortgage loan originator license endorsement was in an inactive status, and, CHRISTY and AIM solicited, offered, and/or negotiated terms of a residential

mortgage loan for one or more borrowers without obtaining a mortgage loan originator license endorsement in violation of Section 10166.02(b) of the Code.

10. KURTIS, CHRISTY, and AIM used a form of advance fee agreement which had not been provided to the Bureau for its prior review and consideration, in violation of Section 10085 of the Code (prior submission of advance fee materials required) and Section 2970 (details for prior submission of advance fee materials) of the Regulations.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, KURTIS, CHRISTY, and AIM, whether doing business under their own name, or any other name or fictitious name, ARE HEREBY ORDERED to:

1. Immediately desist and refrain from performing any acts within the State of California for which a real estate broker license and/or mortgage loan originator license endorsement is required. In particular, they are ordered to desist and refrain from soliciting borrowers and/or performing services for borrowers or lenders in connection with loans secured directly or collaterally by one or more liens on real property, unless and until they obtain a real estate broker license and mortgage loan originator license endorsement issued by the Bureau.

2. Immediately desist and refrain from charging, demanding, claiming, collecting, and/or receiving advance fees, as that term is defined in Section 10026 of the Code, for any of the services they offer to others, unless and until they demonstrate and provide evidence satisfactory to the Commissioner that they are properly licensed by the Bureau as a real estate broker and obtain a mortgage loan originator license endorsement, and that KURTIS, CHRISTY, and AIM:

(A) Have an advance fee agreement which has been submitted to the Bureau and which is in compliance with Sections 2970 and 2972 of the Regulations;

(B) Have placed all previously collected advance fees into a trust account for that purpose and are in compliance with Section 10146 of the Code;

(C) Have provided an accounting to trust fund owner-beneficiaries pursuant to Section 2972 of the Regulations; and

(D) Are in compliance with California law, as amended effective as of October 11, 2009, with respect to loan modification and/or forbearance services. Under the amended law, you can only collect advance fees for loan modification or other mortgage loan forbearance services related to commercial loans and loans for residential properties containing five or more dwelling units.

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

DATED: JUN 13 2014

REAL ESTATE COMMISSIONER

By: JEFFREY MASON
Chief Deputy Commissioner

- 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)."