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December 11, 2012

DEPARTMENT OF REAL ESTATE

By _____

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To: G.L.O./IPMD LLC and GREGORY LAMON ORR, SR.	No. H-11486 SF ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner of the California Department of Real Estate (Department) caused an investigation to be made of the activities of G.L.O./IPMD LLC (GLO), and GREGORY LAMON ORR, SR. (ORR). Based on that investigation, the Commissioner has determined that GLO and ORR 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) and 10131.2 (real estate broker license required to charge and collect an advance fee) 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.

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Whenever acts referred to below are attributed to GLO, those acts are alleged to have been done by ORR, acting by himself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, and using the name "GLO LLC", "G.L.O. LLC", "GLO Financial", "GLO Enterprise", or other names or fictitious names unknown at this time.

FINDINGS OF FACT

1. At no time has ORR been licensed by the Department in any capacity.

2. GLO is a limited liability corporation. ORR is the Chief Executive Officer of GLO. At no time has GLO been licensed by the Department in any capacity.

3. During the period of time set forth below, GLO and ORR solicited borrowers and negotiated to do one or more of the following acts for another or others, for or in expectation of compensation; negotiate one or more loans for, or perform services for, borrowers and/or lenders in connection with loans secured directly or collaterally by one or more liens on real property; and charge, demand or collect an advance fee for any of the services offered.

4. Beginning on or about January 18, 2011, Malcolm Long (Long), as a representative of GLO, solicited Rosa H. (Rosa) in order to provide a loan modification and negotiation services on behalf of Rosa in connection with a loan secured by real property located at 6744 Maple Mesa Street, North Los Vegas, Nevada.

5. On or about January 18, 2011, Long, as a representative of GLO, demanded and received an advance fee of $2200 from Rosa for the activities described in Paragraph 4.

6. GLO and/or ORR solicited borrowers for loan modification services on their website, http://glollc.com. As described on the website, GLO and/or ORR make the following service and general claims:

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- "GLOLLC LET US HANDLE YOUR LOAN MODIFICATION NEEDS"
- "G.L.O. LLC has more than 10 years of experience in the home mortgage industry, with three of those years dedicated to loan modification. Our clients choose us for the honesty and efficiency we utilize when dealing with financial matters."
- "We can assist you with new loan modifications and general loans. We can perform home or commercial loans scaled on your assets. If you are fighting a foreclosure, we will represent you, even if the matter takes months."

CONCLUSIONS OF LAW

7. Based on the findings of fact contained in paragraphs 1 through 6, GLO and ORR 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.

16. GLO and ORR used a form of advance fee agreement which had not been provided to the Department 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, GLO and ORR, whether doing business under your 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 is required. In particular, you 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 you obtain a real estate broker license issued by the Department.

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 you offer to others, unless and until you demonstrate and provide evidence satisfactory to the Commissioner that you are properly licensed by the Department as a real estate broker, and that GLO and ORR:

(A) Have an advance fee agreement which has been submitted to the Department 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.

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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: 12/7/2012

REAL ESTATE COMMISSIONER

By WAYNE S. BELL
Chief Counsel

- 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)."