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DEPARTMENT OF REAL ESTATE
BY: Guadalupe Valencia

DEPARTMENT OF REAL ESTATE
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STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:	)
	) NO. H-38163 LA
FICO SCORE SOLUTIONS INC,	)
dba Equity One Investments.	) ORDER TO DESIST AND
	) REFRAIN
	) (B&P Code Section 10086)
	)

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of FICO SCORE SOLUTIONS INC (FICO) dba Equity One Investments. (Equity). Based on that investigation, the Commissioner has determined that FICO and Equity 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 Section 10131(d) (performing services for borrowers in connection with loans secured by real property) 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 FICO, those acts are alleged to have been done by FICO, acting by itself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, including, but not limited to Equity, or other names or fictitious names unknown at this time.

FINDINGS OF FACT

1. FICO is not now, and has never been, licensed by the Department in any capacity.

2. Equity is not now, and has never been, licensed by the Department in any capacity.

3. On November 21, 2006, a Fictitious Business Name Statement was filed with the County Clerk for the County of San Bernardino, naming Equity as a fictitious business name for FICO.

4. During the period of time set out below, FICO 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.

Eddie F. transaction

5. On or about April 20, 2009, Eddie F. entered into an agreement with Equity in which Equity offered to negotiate a modification of Eddie F.'s loan, which was secured by a lien(s) on real property, in exchange for an advance fee payment.

CONCLUSIONS OF LAW

6. Based on the findings of fact contained in paragraphs 1 through 5, FICO, acting by itself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, including, but not limited to Equity, or other names or fictitious names unknown at

this time, solicited borrowers and promised 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, and charged, demanded or collected advance fees for the services to be provided, which acts require a real estate broker license under Section 10131(d) of the Code, during a period of time when FICO and Equity were not licensed by the Department as real estate brokers, in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, it is hereby ordered that FICO SCORE SOLUTIONS INC, dba Equity One Investments, whether doing business under your own names, or any other names or fictitious names, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular, each of them are ordered to desist and refrain from:

1. charging, 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 modifications or any other form of mortgage loan forbearance service in connection with loans on residential property containing four or fewer dwelling units (Code Section 10085.6); and

2. charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the Code, for any other real estate related services offered by them to others.

DATED: 4/22/2012,

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)."

cc: FICO SCORE SOLUTIONS INC
dba Equity One Investments.
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