

FILED

OCT 24 2011

DEPARTMENT OF REAL ESTATE
BY: *Susan Bell*

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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of

No. H-37617 LA

LAURA CECILIA CARLSON,

Respondent.

A C C U S A T I O N

The Complainant, Maria Suarez, a Deputy Real Estate
Commissioner of the State of California, for cause of
Accusation against LAURA CECILIA CARLSON, is informed and
alleges as follows:

1.

The Complainant, Maria Suarez, a Deputy Real Estate
Commissioner of the State of California, makes this Accusation
in her official capacity.

2.

LAURA CECILIA CARLSON, (hereinafter "Respondent")
presently has license rights under the Real Estate Law (Part 1

1 of Division 4 of the Business and Professions Code, hereinafter
2 "Code"), as a real estate salesperson. From April 17, 2009 to
3 June 18, 2010, Respondent was licensed under the employ of the
4 corporate broker "AVS Financial Services Inc".

5 3.

6 On January 4, 2010, Respondent registered a
7 Fictitious Business Name Statement for "Global Team Consulting"
8 with the Los Angeles County Clerk. The registered owner of
9 "Global Team Consulting" was listed as "Swedor Corporation".
10 Respondent was named as the president of the Swedor
11 Corporation.

12 4.

13 Maria Arevalo Transaction

14 In or about May 2010, Maria Arevalo ("Arevalo") was
15 solicited by Respondent regarding a modification of Arevalo's
16 loan, which was secured by real property. Respondent requested
17 that Arevalo submit advance fees to obtain a loan modification.
18 At Respondent's request, between May 14, 2010 and August 4,
19 2010, Arevalo paid \$3099 to "Santa Barbara Management" as
20 advance fees for a loan modification.

21 5.

22 Renato Fernandez Transaction

23 In or about April 2010, Renato Fernandez
24 ("Fernandez") talked to Respondent, who offered to negotiate
25 modifications of Fernandez's loans, which were secured by real
26 property. On June 2, 2010, Respondent collected \$2,011.50 from
27 Fernandez as advance fees for a loan modification by "Santa

1 Barbara Management". In between September 3, 2010 and December
2 3, 2010 Fernandez paid advance fees of at least \$8,912.50 to
3 Global Team Consulting for loan modification services.

4 6.

5 Feliciano Betancourt Transaction

6 In or about March 2010, Feliciano Betancourt
7 ("Betancourt") was solicited by Global Team Consulting
8 regarding services Global Team Consulting would provide on
9 Betancourt's loan, which was secured by real property. On March
10 10, 2010, Global Team Consulting requested and received \$1,000
11 from Betancourt, as an advance fee for loan services.

12 7.

13 The agreements described in Paragraphs 4 through 6
14 above constitute advance fee agreements within the meaning of
15 Code Section 10026. None of the advance fee agreements were
16 submitted to the Real Estate Commissioner 10 days before their
17 use, in violation of Code Sections 10085 and 10085.5, as well
18 as Section 2970 of Title 10, California Code of Regulations
19 ("Regulations"). This provides cause for suspension or
20 revocation of the licenses and license rights of Respondent
21 pursuant to Code Sections 10177(d) and/or 10177(g).

22 8.

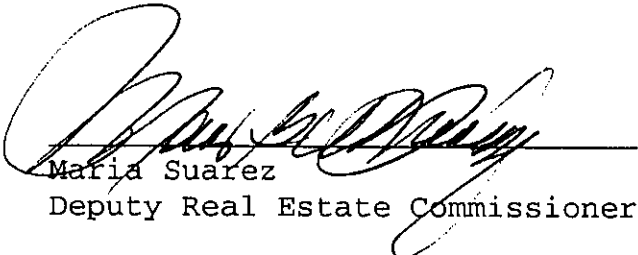
23 Under Code Sections 10130 and 10137, the activities
24 of Respondent, as described in paragraphs 4 to 6 above, may
25 only be performed under a real estate broker whom she is
26 licensed at the time of the transaction. The conduct of
27 Respondent, as alleged above, subjects her real estate license

1 and license rights to suspension or revocation pursuant to
2 Sections 10130, 10137, 10177(d) and/or 10177(g) of the Code.

3 WHEREFORE, Complainant prays that a hearing be
4 conducted on the allegations of this Accusation and that upon
5 proof thereof, a decision be rendered imposing disciplinary
6 action against all the licenses and license rights of
7 Respondent LAURA CECILIA CARLSON under the Real Estate Law, and
8 for such other and further relief as may be proper under other
9 applicable provisions of law.

10 Dated at Los Angeles, California

11 this 24th day of October, 2011

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14 
15 Maria Suarez

16 Deputy Real Estate Commissioner
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22
23
24

25 cc: LAURA CECILIA CARLSON
26 Maria Suarez
27 Sacto.