

FLAG

FILED

OCT -9 2013

BUREAU OF REAL ESTATE

By Honorable

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)
SOLUTIONS NOW LOAN MODIFICATIONS) DRE No. H-38292 LA
INC. and ZEINAB SALIM DONNER,) OAH No. L-2012110912
individually and as former)
designated officer of)
Solutions Now Loan Modifications)
Inc.,)
Respondents.)

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On July 26, 2012, an Accusation was filed in this matter against Respondent ZEINAB SALIM DONNER.

On September 18, 2013, Respondent ZEINAB SALIM DONNER petitioned the Commissioner to voluntarily surrender her real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent ZEINAB SALIM DONNER's petition for voluntary surrender of her real estate broker license is accepted as of the effective date of this

1 Order as set forth below, based upon the understanding and
2 agreement expressed in Respondent's Declaration dated September
3 18, 2013, (attached as Exhibit "A" hereto). Respondent's
4 license certificate, pocket card and any branch office license
5 certificate shall be sent to the below listed address so that
6 they reach the Bureau on or before the effective date of this
7 Order:

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9 Bureau of Real Estate
10 Attn: Licensing Flag Section
11 P.O. Box 137013
12 Sacramento, CA 95813-7013

13 This Order shall become effective at 12 o'clock noon
14 on OCT 29 2013.

15 DATED: OCT 01 2013

16 REAL ESTATE COMMISSIONER

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18 _____

19 **By: JEFFREY MASON**
20 **Chief Deputy Commissioner**
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EXHIBIT "A"

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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INC. and ZEINAB SALIM DONNER,)	OAH No. L-2012110912
individually and as former)	
designated officer of)	
Solutions Now Loan Modifications)	
Inc.,)	
)	
Respondents.)	

DECLARATION

My name is ZEINAB SALIM DONNER, and I was licensed as a real estate broker and have license rights with respect to said license. I am representing myself in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license, issued by the Bureau (formerly Department) of Real Estate ("Bureau"), pursuant to Business and Professions Code Section 10100.2.

1 I understand that by so voluntarily surrendering my
2 license, I may be relicensed as a broker or as a salesperson, or
3 issued a mortgage loan originator endorsement, only by
4 petitioning for reinstatement pursuant to Section 11522 of the
5 Government Code. I also understand that by so voluntarily
6 surrendering my real estate salesperson license, I agree to the
7 following:

8 1. The filing of this Declaration shall be deemed as
9 my petition for voluntary surrender.

10 2. It shall also be deemed to be an understanding and
11 agreement by me that I waive all rights I have to require the
12 Commissioner to prove the allegations contained in the
13 Accusation filed in this matter at a hearing held in accordance
14 with the provisions of the Administrative Procedure Act
15 (Government Code Sections 11400 et seq.), and that I also waive
16 other rights afforded to me in connection with the hearing such
17 as the right to discovery, the right to present evidence in
18 defense of the allegations in the Accusation and the right to
19 cross-examine witnesses.

20 3. I further agree that upon acceptance by the
21 Commissioner, as evidenced by an appropriate order, all
22 affidavits and all relevant evidence obtained by the Bureau in
23 this matter prior to the Commissioner's acceptance, and all
24 allegations contained in the Accusation filed in the Bureau Case
25 No. H-38292 LA, may be considered by the Bureau to be true and
26 correct for the purpose of deciding whether to grant relicensure
27 or reinstatement pursuant to Government Code Section 11522.

1 4. I freely and voluntarily surrender all of my
2 licenses and license rights under the Real Estate Law.

3 5. A copy of the Commissioner's Criteria of
4 Rehabilitation is attached hereto. If and when a petition
5 application is made for reinstatement of a surrendered license
6 or endorsement, the Real Estate Commissioner will consider as
7 one of the criteria of rehabilitation, whether or not
8 restitution has been made to any person who has suffered
9 monetary losses through "substantially related" acts or
10 omissions of Respondent, whether or not such persons are named
11 in the investigation file in this case.

12 I declare under penalty of perjury under the laws of
13 the State of California that the above is true and correct and
14 that this declaration was executed 9/18, 2013,
15 at Sunnyvale, California.
16 (City)

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19 Respondent ZEINAB SALIM DONNER
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