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FILED
OCT 29 2013
BUREAU OF REAL ESTATE
By John C. [Signature]

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H- 39128 LA
)	
EXCLUSIVE HOME LOANS INC.; and)	<u>A C C U S A T I O N</u>
JAMSHID PAHLEVANI, indivi-)	
dually, and as designated)	
officer for Exclusive Home)	
Home Loans Inc.,)	
)	
Respondents.)	
)	

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against Respondents EXCLUSIVE HOME LOANS INC. ("EXCLUSIVE") and JAMSHID PAHLEVANI ("PAHLEVANI") alleges as follows:

1.

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

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2.

EXCLUSIVE is presently licensed and/or has license rights under the Real Estate Law (Part 1 of Division 4 of the Business and Professions Code, hereinafter "Code"), as a real estate corporation.

3.

PAHLEVANI is presently licensed and/or has license rights under the Real Estate Law as a real estate broker, and is the designated broker-officer of EXCLUSIVE.

FIRST CAUSE OF ACCUSATION

(Suspended Corporation)

4.

The California Secretary of State certified that on or about January 4, 2010, the Franchise Tax Board of the State of California suspended EXCLUSIVE's powers, rights and privileges pursuant to the provisions of the California Revenue and Taxation Code, and EXCLUSIVE's powers, rights and privileges remain suspended to date.

5.

The conduct of EXCLUSIVE, as alleged above, is in violation of Section 2742 of Title 10, Chapter 6, California Code of Regulations, and subjects its real estate license and license rights to suspension or revocation pursuant to Code Section 10177(d) and (f).

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SECOND CAUSE OF ACCUSATION

(Misrepresentation by PAHLEVANI)

6.

Complainant incorporates by this reference the allegations set forth in Paragraphs 1 through 5, above.

7.

On or about February 8, 2011, PAHLEVANI, acting as EXCLUSIVE's designated broker-officer, submitted to the Bureau of Real Estate ("Bureau") an Officer Renewal Application ("Application") seeking renewal of his license as designated officer of EXCLUSIVE. In Item No. 17 of the Application, in the portion of the form entitled "Corporation Information," PHALEVANI answered "yes" to the following question:

"IS THE CORPORATION CURRENTLY IN GOOD STANDING WITH
THE OFFICE OF THE SECRETARY OF STATE?"

8.

The failure by PAHLEVANI to disclose the suspension of EXCLUSIVE, as is set forth in Paragraph 4, above, in the Application is cause to suspend or revoke the designated officer license and license rights of PAHLEVANI pursuant to Code Sections 498, and/or 10177(a).

Code Section 10106 provides, in pertinent part, that in any order issued in resolution of a disciplinary proceeding before the Bureau, the Commissioner may request the administrative law judge to direct a licensee found to have committed a violation of this part to pay a sum not to exceed

1 the reasonable costs of investigation and enforcement of the
2 case.

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 Respondents EXCLUSIVE HOME LOANS INC. and JAMSHID PAHLEVANI
8 under the Real Estate Law (Part 1 of Division 4 of the Code),
9 for the cost of investigation and enforcement as permitted by
10 Code Section 10106, and for such other and further relief as may
11 be proper under other applicable provisions of law.

12 Dated at Los Angeles, California

13 this 22 day of October, 2013.

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18 Robin Trujillo
19 Deputy Real Estate Commissioner
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23

24 cc: JAMSHID PAHLEVANI
25 EXCLUSIVE HOME LOANS INC.
26 Robin Trujillo
27 Sacto.