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FILED

JUL 03 2014

BUREAU OF REAL ESTATE

By *J. [Signature]*

BEFORE THE BUREAU OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	
)	NO. H-39128 LA
<u>EXCLUSIVE HOME LOANS INC.;</u>)	
and JAMSHID PAHLEVANI,)	
individually, and as designated)	
officer for Exclusive Home)	
Loans Inc.,)	
)	
)	
Respondents.)	

ORDER VACATING DECISION AND SETTING ASIDE DEFAULT ORDER

On June 16, 2014, a Default Decision ("Order")
revoking the corporate broker license of Respondent EXCLUSIVE
HOME LOANS INC. based on Respondent's default was filed and
thereafter served on Respondent on June 17, 2014. The Order was
signed and dated June 13, 2014, by the Real Estate Commissioner.

On June 25, 2014, Respondent filed a petition to
surrender its license. Respondent contends that a request to
surrender the license was forwarded to the Bureau in November,
2013, and was lost. Based on the foregoing Respondent requests

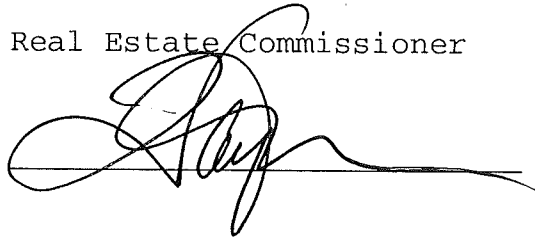
1 that the default and revocation Order previously entered against
2 it be vacated and the petition to surrender its corporate
3 license be granted pursuant to the attached surrender
4 declaration.

5 Pursuant to California Government Code Section
6 11520(c), good cause was presented to vacate the Order.

7 Good cause appearing, the Order dated June 13, 2014,
8 and filed June 16, 2014, is hereby vacated.

9 IT IS SO ORDERED this 3rd day July, 2014.

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Real Estate Commissioner


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FILED

JUL 03 2014

BUREAU OF REAL ESTATE

By J. Amador

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>JAMSHID PAHLEVANI</u> ,)	
individually, and as designated)	
officer for Exclusive Home)	
Loans Inc.,)	
)	
)	
Respondents.)	

ORDER VACATING DECISION AND SETTING ASIDE DEFAULT ORDER

On June 16, 2014, a Default Decision ("Order")
revoking the designated officer license of Respondent JAMSHID
PAHLEVANI ("PAHLEVANI") based on PAHLEVANI's default was filed
and thereafter served on PAHLEVANI on June 17, 2014. The Order
was signed and dated June 13, 2014, by the Real Estate
Commissioner.

On June 20, 2014, PAHLEVANI served a copy of a Notice
of Defense dated November 12, 2013, which PAHLEVANI contended
had been filed with the Bureau at or around that date, and

1 requested that the default and revocation Order previously
2 entered against him be vacated and the matter be set for
3 hearing.

4 Pursuant to California Government Code Section
5 11520(c), good cause was presented to vacate the Order.

6 Good cause appearing, the Order dated June 13, 2014,
7 and filed June 16, 2014, is hereby vacated.

8 IT IS SO ORDERED this 1st day of July, 2014.

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Real Estate Commissioner



WAYNE S. BELL

FILED

JUN 16 2014

BUREAU OF REAL ESTATE

By Charme

BEFORE THE BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	
EXCLUSIVE HOME LOANS INC.;) No. H-39128 LA
and JAMSHID PAHLEVANI,)
individually, and as)
designated officer for)
Exclusive Home Loans Inc.,)
)
Respondents.)
)

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on June 5, 2014, and the findings of fact set forth herein are based on one or more of the following: (1) Respondents' express admissions; (2) affidavits; and (3) other evidence.

This Decision suspends or revokes one or more real estate licenses on the ground of the violation of the Real Estate Law (commencing with Section 10000 of the Business and Professions Code (Code)) or Chapter 1 (commencing with Section 11000 of the Code) of Part 2 or the rules and regulations of the commissioner for the administration and enforcement of the Real Estate Law and Chapter 1 (commencing with Section 11000 of the Code) of Part 2.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by Section 11522 of the Government Code. A copy of Section 11522

and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondents.

FINDINGS OF FACT

I

On October 22, 2013, Robin Trujillo made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statements to Respondent, and Notices of Defense were mailed, by certified mail, to Respondents' last known mailing addresses on file with the Bureau on October 29, 2013.

Respondents failed to file Notices of Defense within the time required by Section 11506 of the Government Code. Respondents' defaults were entered herein on June 5, 2014.

II

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

Respondent JAMSHID PAHLEVANI ("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.

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.

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

III

On or about February 8, 2011, PAHLEVANI, acting as EXCLUSIVE's designated broker-officer, submitted to the 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," PAHLEVANI answered "yes" to the following question:

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

The failure by PAHLEVANI to disclose the suspension of EXCLUSIVE, as is set forth 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 10177(a).

DETERMINATION OF ISSUES

I

Based on the information contained in Paragraph II, above, Respondent EXCLUSIVE violated Section 2742 of the Regulations, which is cause to suspend or revoke its license and licensing rights pursuant to Code Section 10177(d) and (f).

II

Based on the information contained in Paragraph III, above, the failure by PAHLEVANI to disclose the suspension of EXCLUSIVE in the Application is cause to suspend or revoke the designated officer license and license rights of PAHLEVANI as broker officer for EXCLUSIVE pursuant to Code Sections 498 and 10177(a).

III

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

The licenses and licensing rights of Respondent EXCLUSIVE HOME LOANS INC. under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

The designated officer license and licensing rights of Respondent JAMSHID PAHLEVANI as broker officer for EXCLUSIVE HOME LOANS INC. are revoked.

This Decision shall become effective at 12 o'clock noon JUL 07 2014.

DATED: JUN 13 2014

REAL ESTATE COMMISSIONER


By: Jeffrey Mason
Chief Deputy Commissioner.