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FILED

JUL 03 2014

BUREAU OF REAL ESTATE

By *J. H. ...*

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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 ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On October 29, 2013, an Accusation was filed in this matter against Respondent EXCLUSIVE HOME LOANS INC.

On June 25, 2014, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license(s) pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent EXCLUSIVE HOME LOANS INC.'s petition for voluntary surrender of its real estate broker license(s) is accepted as of the effective date of this Order as set forth below, based upon the understanding and

1 agreement expressed in Respondent's Declaration dated June 25,
2 2014. (Attached as Exhibit "A" hereto.) Respondent's license
3 certificate(s), pocket card(s) and any branch office license
4 certificate(s) shall be sent to the below listed address so that
5 they reach the Bureau on or before the effective date of this
6 Order:

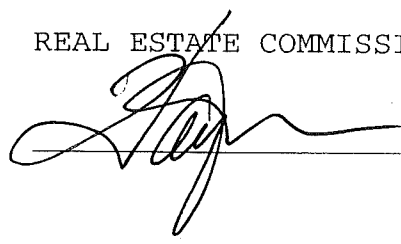
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8 Bureau of Real Estate
9 Attn: Licensing Flag Section
10 P.O. Box 137013
11 Sacramento, CA 95813-7013

12 This Order shall become effective at 12 o'clock noon

13 on JUL 24 2014

14 DATED: July 3rd, 2014

15 REAL ESTATE COMMISSIONER

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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.)	
)	

DECLARATION

My name is JAMSHID PAHLEVANI, and I am currently an officer of EXCLUSIVE HOME LOANS INC., which is licensed as a real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of EXCLUSIVE HOME LOANS INC. I am acting on behalf of EXCLUSIVE HOME LOANS INC. in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedures Act (Sections 11400 et seq., of the Government Code), EXCLUSIVE HOME LOANS

1 INC. wishes to voluntarily surrender its real estate license
2 issued by the Bureau of Real Estate ("Bureau"), pursuant to
3 Business and Professions Code Section 10100.2.

4 I understand that EXCLUSIVE HOME LOANS INC., by so
5 voluntarily surrendering its license, may be relicensed as a
6 broker only be petitioning for reinstatement pursuant to Section
7 11522 of the Government Code. I also understand that by so
8 voluntarily surrendering its license, EXCLUSIVE HOME LOANS INC.
9 agrees to the following:

10 The filing of this Declaration shall be deemed as its
11 petition for voluntary surrender. It shall also be deemed to be
12 an understanding and agreement by EXCLUSIVE HOME LOANS INC. that,
13 it waives all rights it has to require the Commissioner to prove
14 the allegations contained in the Accusation filed in this matter
15 at a hearing held in accordance with the provisions of the
16 Administrative Procedures Act (Government Code Sections 11400 et
17 seq.), and that it also waives other rights afforded to it in
18 connection with the hearing such as the right to discovery, the
19 right to present evidence in defense of the allegations in the
20 Accusation and the right to cross examine witnesses. I further
21 agree on behalf of EXCLUSIVE HOME LOANS INC. that upon acceptance
22 by the Commissioner, as evidenced by an appropriate order, all
23 affidavits and all relevant evidence obtained by the Bureau in
24 this matter prior to the Commissioner's acceptance, and all
25 allegations contained in the Accusation filed in the Bureau Case
26 No. H-39128 LA, may be considered by the Bureau to be true and
27 correct for the purpose of deciding whether or not to grant

1 reinstatement of EXCLUSIVE HOME LOANS INC.'s license pursuant to
2 Government Code Section 11522.

3 I declare under penalty of perjury under the laws of
4 the State of California that the above is true and correct and
5 that I am acting freely and voluntarily on behalf of EXCLUSIVE
6 HOME LOANS INC. to surrender its license and all license rights
7 attached thereto.

8 Encino California 6/25/14
9 Date and Place

Jamshid Pahlevani
10 JAMSHID PAHLEVANI
11 For EXCLUSIVE HOME LOANS INC.
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