Department of Real Estate
320 West Fourth St., Suite 350
Los Angeles, CA 90013

Telephone: (213) 576-6982

FILED
JAN 15 2009
DEPARTMENT OF REAL ESTATE
By Jane B. Ow

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

To: AFFORDABLE HOME ASSISTANCE.COM, a corporate real estate broker; THOMAS AARON SIGNORELLI, individually and as designated broker-officer of Affordable Home Assistance.com; ALEX SADAK, and MARK B. RUSSELL	NO. H-35619 LA ORDER TO DESIST AND REFRAIN

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be made of your activities requiring a real estate license and, based upon the findings of that investigation, as set forth below, is of the opinion that you, AFFORDABLE HOME ASSISTANCE.COM, and you, THOMAS AARON SIGNORELLI, have violated Section 10085 of the Business and Professions Code ("Code") and Regulation 2970, Title 10, California Code of Regulations ("Regulations"); and that you, THOMAS AARON SIGNORELLI, as designated broker officer of AFFORDABLE HOME ASSISTANCE.COM,

have violated Code Section 10159.2. You, ALEX SADAK, and you, MARK B. RUSSELL, have violated Section 10130 of the Code by engaging in the business of a real estate broker within the State of California without a real estate broker license.

1.

At all times material herein, you, AFFORDABLE HOME ASSISTANCE.COM, were and now are licensed by the Department of Real Estate of the State of California ("Department") as a corporate real estate broker through THOMAS AARON SIGNORELLI as the designated officer and broker responsible, pursuant to the provisions of Code Section 10159.2, for supervising the activities requiring a real estate license conducted on behalf of AFFORDABLE HOME ASSISTANCE.COM.

2.

At all times material herein, you, THOMAS AARON SIGNORELLI, were and now are licensed by the Department as a real estate broker, individually and as the designated officer of AFFORDABLE HOME ASSISTANCE.COM. As its designated broker-officer, you, THOMAS AARON SIGNORELLI, are and at all times material herein were responsible for the supervision and control of the activities of the officers, agents and employees of AFFORDABLE HOME ASSISTANCE.COM for which a license is required pursuant to Code Section 10159.2.

3.

All further references to "you" include the parties identified in Paragraphs 1 and 2, above, and also include the officers, directors, employees, agents and real estate

licensees employed by or associated with said parties and who at all times herein mentioned were engaged in the furtherance of the business or operations of said parties and who were acting within the course and scope of their authority and employment.

4.

At all times material herein mentioned, you, AFFORDABLE HOME ASSISTANCE.COM, and you, THOMAS AARON SIGNORELLI, engaged in the business of, acted in the capacity of, advertised or assumed to act as a real estate broker in the State of California, within the meaning of Code Sections 10131(d) and 10131.2, for another or others, for or in expectation of compensation. Your activities included the operation of or conduct of a real property sales business with the public wherein you engaged in the negotiation of and solicitation of borrowers and lenders for loans secured by residential real property.

5.

Beginning on or before September 8, 2008, and continuing to the present time, you, AFFORDABLE HOME ASSISTANCE.COM, and you, THOMAS AARON SIGNORELLI, engaged in the business of claiming, demanding, charging and receiving, collecting or contracting for the collection of advance fees within the meaning of Code Sections 10026 and 10131.2, including but not limited to advance fees collected from borrowers for loan modification services relating to loans secured by real property.

6.

Specifically, on or about September 8, 2008, you, AFFORDABLE HOME ASSISTANCE.COM, entered into a Residential Loan Modification Agreement with Francisco J. Garcia. In connection with the agreement and loan modification services to be provided, you collected an advance fee of $2,495.00. In addition, you collected advance fees from Virginia Hill and Diane Bradford pursuant to loan modification agreements.

7.

Said advance fees, as described in Paragraphs 4, 5 and 6 above, were collected pursuant to written agreements which constituted advance fee agreements within the meaning of Code Section 10085.

8.

In the course of activities described in Paragraphs 4, 5 and 6, you, AFFORDABLE HOME ASSISTANCE.COM, and you, THOMAS AARON SIGNORELLI, acted in violation of the Code and the Regulations in that you collected fees in advance from prospective borrowers pursuant to a written agreement which you did not submit to the Commissioner ten days before use, in violation of Code Section 10085 and Regulation 2970.

9.

You, THOMAS AARON SIGNORELLI, failed to exercise reasonable supervision over the activities of officers and employees of AFFORDABLE HOME ASSISTANCE.COM for which a real estate license was required so as to prevent the violations set forth above, in violation of Code Section 10159.2.

10.

At no time herein mentioned, have you, ALEX SADAK, been licensed by the Department as a real estate broker, or as a real estate salesperson employed by a real estate broker.

11.

At no time herein mentioned, have you, MARK B. RUSSELL, been licensed by the Department as a real estate broker, or as a real estate salesperson employed by a real estate broker.

12.

During a period of time beginning on or before September 8, 2008, and continuing to the present time, you, MARK B. RUSSELL, and you, ALEX SADAK, engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers in the State of California, within the meaning of Code Sections 10131(d) and 10131.2, for or in expectation of compensation. Your activities included the operation of or conduct of a real property sales business with the public wherein you engaged in the negotiation and solicitation of borrowers and lenders for loans secured by residential real property. Said activities included representing borrowers in negotiating and modifying terms and obtaining loans secured by real property, and claiming, demanding, charging, receiving, collecting or contracting for an advance fee in connection therewith.

///

///

13.

Specifically, on or about September 22, 2008, you, MARK B. RUSSELL, represented borrower Diane Bradford in negotiating and modifying terms and obtaining loans secured by real property, and/or claimed, demanded, charged, received, collected or contracted for an advance fee in connection therewith. On or about September 8, 2008, you, ALEX SADAK, represented borrowers Sam and Virginia Hill, and borrower Francisco Garcia, in negotiating and modifying terms and obtaining loans secured by real property, and/or claimed, demanded, charged, received, collected or contracted for an advance fee in connection therewith.

14.

Your acts as described in Paragraphs 12 and 13 above, are acts requiring a real estate broker license under the provisions of Code Sections 10131(d) and 10131.2.

15.

You, MARK B. RUSSELL, and you, ALEX SADAK, violated Code Section 10130 by engaging in the activities described in Paragraphs 12 and 13 above, without first obtaining a real estate broker license from the Department.

NOW, THEREFORE, YOU, AFFORDABLE HOME ASSISTANCE.COM, and YOU, THOMAS AARON SIGNORELLI, ARE ORDERED TO DESIST AND REFRAIN from collecting advance fees within the meaning of Code Section 10026 and 10085 unless and until you are in compliance with Code Section 10085 and Regulation 2970.

///

NOW, THEREFORE, YOU, MARK B. RUSSELL, and YOU, ALEX SADAK, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, within the meaning of Code Sections 10131 and 10131.2, unless and until you obtain a real estate broker license or a real estate salesperson license and are employed by a real estate broker.

DATED: 1-14-09.

JEFF DAVI
Real Estate Commissioner

cc: AFFORDABLE HOME ASSISTANCE.COM
3158 Red Hill Avenue, Ste. 200
Costa Mesa, CA 92626

THOMAS AARON SIGNORELLI
383 Diablo Rd. #100
Danville, CA 94562

ALEX SADAK
3158 Red Hill Avenue, Ste. 200
Costa Mesa, CA 92626

MARK B. RUSSELL
3158 Red Hill Avenue, Ste. 200
Costa Mesa, CA 92626