

PLA

1 Department of Real Estate
2 320 West Fourth Street, Ste. 350
3 Los Angeles, California 90013
4
5 (213) 576-6982

FILED

JAN 16 2009

DEPARTMENT OF REAL ESTATE
BY: [Signature]

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA.

10 * * * * *

11 To: No. H-35624 LA

12	MODIFICATION SERVICES INC.,)	<u>ORDER TO DESIST</u>
13	and RONALD JOHN ROBBINS,)	<u>AND REFRAIN</u>
14	individually, and doing)	
15	business as Classic Homes)	
16	Realty and R N B)	
17	Financial, and as designated)	
18	officer of Modification)	
	Services Inc.,)	
)	
	Respondents.)	

19 The Real Estate Commissioner of the State of California
20 has caused an investigation to be conducted of your activities as
21 a real estate broker, and based on the findings of that
22 investigation, is of the opinion that, you, MODIFICATION SERVICES
23 INC., and, you, RONALD JOHN ROBBINS, individually, and doing
24 business as Classic Homes Realty and R N B Financial, and as
25 designated officer of Modification Services Inc., have violated
26 Section 10085 of the Business and Professions Code (hereinafter
27

1 "Code") and Section 2970 of Chapter 6, Title 10, California Code
2 of Regulations (hereinafter "Regulations").

3 1.

4 At all times mentioned herein, you, MODIFICATION
5 SERVICES INC., were licensed by the Department of Real Estate of
6 the State of California (hereinafter "Department") as a corporate
7 real estate broker with Respondent RONALD JOHN ROBBINS as the
8 designated officer.

9 2.

10 At all times mentioned herein, you, RONALD JOHN
11 ROBBINS, individually, and doing business as Classic Homes Realty
12 and R N B Financial, and as designated officer of Modification
13 Services Inc., were licensed by the Department as a real estate
14 broker.

15 3.

16 At all times material herein, in the State of
17 California, you engaged in the business of claiming, demanding,
18 charging, receiving, collecting or contracting for the collection
19 of advance fees, within the meaning of Code Sections 10026 and
20 10131.2, including, but not limited to, offering to contract for
21 the performance of loan modification services with respect to
22 loans which are secured by liens on real property in exchange of
23 an advance fee payment to you.

24 4.

25 You proposed to collect the above described advance
26 fees pursuant to the provisions of documents entitled Advance Fee
27

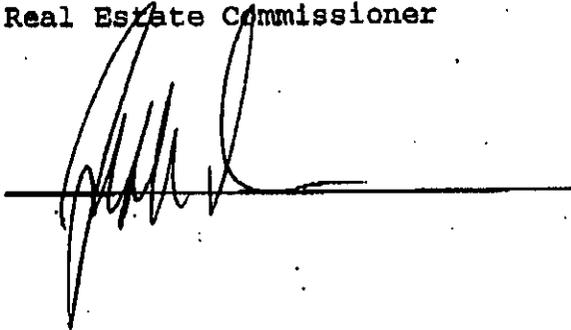
1 Agreement - Modification of Residential Loan and Loan
2 Modification Service Agreement, the written agreement described
3 in Paragraph 3, above, which document constitutes an advance fee
4 agreement within the meaning of Code Section 10085.

5 5.

6 You failed to submit the written agreement referred to
7 in Paragraph 3, above, to the Commissioner ten days before using
8 it in violation of Code Section 10085 and Regulation 2970.

9 NOW, THEREFORE, YOU, MODIFICATION SERVICES INC., and,
10 YOU, RONALD JOHN ROBBINS, ARE ORDERED TO DESIST AND REFRAIN from
11 collecting advance fees within the meaning of Code Section 10026
12 unless and until you are in compliance with Code Section 10085
13 and Regulation 2970.

14
15 DATED: 1-15 2009

16
17 JEFF DAVI
18 Real Estate Commissioner
19
20 
21
22
23

24 cc: Modification Services Inc.
25 15520 Rockfield Boulevard #D
26 Irvine, California 92618

27 Ronald John Robbing
24921 Muirlands Boulevard Space 297
Lake Forest, California 92630