Department of Real Estate
320 West 4th Street, Ste. 350
Los Angeles, California 90013-1105

Telephone: (213) 576-6982

FILED

JUN - 2 2009

DEPARTMENT OF REAL ESTATE
BY: _____

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

TO: LOAN PROCESSING CENTER INC. doing business as Applyloanmod.com, iloanmod.com and LPC; and MASHEED S. GHAZI, individually and as designated officer of Loan Processing Center Inc.	No. H-36015 LA ORDER TO DESIST AND REFRAIN

The Real Estate Commissioner of the State of California has caused an investigation to be made of your activities as a real estate broker, and based on the findings of that investigation is of the opinion that you, LOAN PROCESSING CENTER INC. dba Applyloanmod.com, iloanmod.com and LPC, and you, MASHEED S. GHAZI, have violated Sections 10140, 10145, 10176(a), 10176(i) and 10235 of the California Business and Professions Code (hereinafter Code), as well as Regulations 2832.1 and 2848 (all references herein to Regulations refer to the California Code of Regulations, Title 10, Chapter 6).

1.

A. At all times herein mentioned, you, LOAN PROCESSING CENTER INC. and you MASHEED S. GHAZI, were licensed by the Department of Real Estate of the State of California (hereinafter Department) as a real estate broker.

B. Loan modification services were conducted by LOAN PROCESSING CENTER INC. (LPCI) and MASHEED S. GHAZI (GHAZI) from the beginning of the audit period on September 11, 2007 to February 27, 2009.

LOAN MODIFICATION AND ADVANCE FEE BROKERAGE

2.

At all times mentioned, in City of Irvine, County of Orange, you LPCI and you GHAZI acted as real estate brokers and conducted licensed activities within the meaning of:

A. Code Section 10131(d). LPCI and GHAZI engaged in the business of a mortgage and loan brokerage. Respondents engaged in activities with the public wherein lenders and borrowers were solicited for loans secured directly or collaterally by liens on real property, wherein such loans were arranged, negotiated, processed and consummated on behalf of others for compensation or in expectation of compensation and for fees often collected in advance as well as at the conclusion of transactions; and

B. Code Section 10131.2. LPCI and GHAZI engaged in the business of a loan modification and an advance fee brokerage

dba Applyloanmod.com, iloanmod.com and LPC. Respondents solicited distressed homeowners seeking adjustments of the terms of their home loans, interest and/or principal reduction, foreclosure abatement, loan restructuring, and/or short sale services, and offered to negotiate with lenders on behalf of the homeowners for a fee payable in advance.

FIRST CAUSE OF ACTION
(Audit of Loan Modification Activities)

3.

On April 7, 2009, the Department has completed an interim audit report of the Department's ongoing audit examination of your books and records LPCI pertaining to the mortgage loan, loan modification for advance fee activities described in Paragraph 2 that require a real estate license, as a result of the false website advertisement set forth below in Paragraph 5(b). The audit examination covers a period of time beginning on September 11, 2007 to February 27, 2009. The interim audit examination revealed violations of the Code and the Regulations as set forth in the following Paragraphs, and more fully discussed in Audit Report LA 080168 and the exhibits and work papers attached to said audit report.

TRUST ACCOUNT

4.

At all times mentioned, in connection with the activities described in Paragraph 3, above, you LPCI accepted or received funds including funds in trust (hereinafter "trust

funds") from or on behalf of actual or prospective parties, including lenders, borrowers and homeowners, to mortgage loan transactions handled by LPCI and thereafter made deposits and or disbursements of such funds. From time to time herein mentioned during the audit period, said trust funds were deposited and/or maintained by LPCI in the bank account as follows:

"Loan Processing Center Inc.
Account No. 29346-03807"
Bank of America
San Francisco, CA 91437-0176 (bank account)

AUDIT EXAMINATION

VIOLATIONS OF THE REAL ESTATE LAW

5.

In the course of activities described in Paragraphs 2 and 4, above, and during the examination period described in Paragraph 3, you LPCI and you GHAZI, acted in violation of the Code and the Regulations in that you:

(a) Permitted, allowed or caused the disbursement of trust funds from the LPCI's bank account used for the deposit of trust funds, where the disbursement of funds reduced the total of aggregate funds in LPCI's bank account, to an amount which, on February 27, 2009, was $21,331.00, less than the existing aggregate trust fund liability of LPCI to every principal who was an owner of said funds, without first obtaining the prior written

consent of the owners of said funds, as required by Code Section 10145 and Regulation 2832.1.

(b) Placed a false, deceitful and misleading advertisement on LPCI's website which represented that the Department of Real Estate conducted an audit on LPCI and determined that LPCI was in compliance with the Real Estate Laws and Regulations. In truth and in fact, the Department's audit was ongoing and found, as of the audit report date of April 7, 2009 found a substantial trust fund violation, to wit, a $21,331.00 shortage in LPCI's bank account used to deposit trust funds received from homeowners, herein mentioned above. In addition said audit found violations of Code Sections 10140, 10176(a), 10176(i) and 10235 and Regulation 2848.

6.

You, LOAN PROCESSING CENTER INC. and MASHEED S. GHAZI violated Code Sections 10140, 10145, 10176(a), 10176(i) and 10235 and Regulations 2832.1 and 2848.

NOW, THEREFORE, YOU, LOAN PROCESSING CENTER INC. and you MASHEED S. GHAZI, ARE ORDERED TO DESIST AND REFRAIN from performing any and all activities for which a real estate broker license is required unless and until you are in compliance with the Real Estate Law as set forth in this Order.

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AND FURTHERMORE, YOU, LOAN PROCESSING CENTER INC. and YOU, MASHEED S. GHAZI, ARE ORDERED TO DESIST AND REFRAIN from collecting advance fees as that terms in defined in Code Section 10085, in any form particularly with respect to loan modification, loan restructuring, foreclosure abatement or short sale services, unless and until you provide evidence satisfactory to the Real Estate Commissioner and demonstrate that you have:

(1) a pre-approved advance fee agreement from the Department of Real Estate pursuant to Regulation 2970;

(2) placed all previously collected advance fees into a trust account for that purpose pursuant to Code Section 10146; and

(3) provided an accounting to trust fund owner-beneficiaries pursuant to Regulation 2972.

DATED: 5-6, 2009.

JEFF DAVI
Real Estate Commissioner

cc: Loan Processing Center Inc.
Masheed S. Ghazi D.O.
5440 Trabuco Road #200
Irvine, Ca 92620