DEPARTMENT OF REAL ESTATE
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FILED

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DEPARTMENT OF REAL ESTATE

By K. Contreras

STATE OF CALIFORNIA

DEPARTMENT OF REAL ESTATE

To:	
WORLD FINANCIAL INVESTMENTS CORP., and MICHAEL HABOUD.	NO. H- 36565 LA ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of WORLD FINANCIAL INVESTMENTS CORP. (WORLD) and MICHAEL HABOUD (HABOUD). Based on that investigation, the Commissioner has determined that WORLD and HABOUD have engaged in, are engaging in, or are attempting to engage in, acts or practices constituting violations of the California Business and Professions Code (Code) and/or Title 10, Chapter 6, California Code of Regulations (Regulations), including the business of, acting in the capacity of, and/or advertising or assuming to act as, real estate brokers in the State of California within the meaning of Section 10131(a) (selling or offering to sell or negotiating the purchase sale or exchange of real property) and/or 10131(d) (soliciting, negotiating, or performing services in connection with loans) of the Code. Furthermore, based on the investigation, the Commissioner hereby issues the following

Findings of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

Whenever acts referred to below are attributed to HABOUD, those acts are alleged to have been done by HABOUD, acting by himself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, including, but not limited to WORLD.

FINDINGS OF FACT

1. WORLD is not now, and has never been, licensed by the Department in any capacity. WORLD is registered as a domestic corporation with the Secretary of State for the State of California. This license is currently suspended.

2. HABOUD is presently licensed by the Department as a real estate salesperson. HABOUD is also the chief executive officer and agent for service of process for WORLD. HABOUD is not now, nor has he ever been, licensed by the Department as a real estate broker. At the time of the transaction at issue, HABOUD was registered with the Department as having Production Mortgage Inc. as his employing broker.

Erika Garcia transaction

3. In approximately June 2008, Erika Garcia (Garcia) contacted HABOUD regarding the possibility of obtaining a short sale or negotiating a loan modification for Garcia's property located at 17490 Sultana Street, Hesperia, CA 92345 (property). HABOUD offered to conduct a short sale for the property.

4. In furtherance of his plan to offer sale of real property, on or about June 26, 2008, HABOUD requested that Garcia sign a Residential Listing Agreement for Garcia's property. This Agreement named "Southern California Realty" as the broker. HABOUD was not employed by Southern California Realty at the time of this transaction.

5. HABOUD also requested Garcia write a $1,700 check to WORLD. Garcia wrote this check on July 2, 2008 and it was cashed on July 7, 2008. WORLD was not HABOUD's employing broker at the time of this transaction.

6. No short sale or loan modification was ever obtained by WORLD or HABOUD for the Garcia's Property.

CONCLUSIONS OF LAW

7. Based on the findings of fact contained in paragraphs 1 through 6, HABOUD, acting by himself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, including, but not limited to WORLD, promised to sell real property, or to perform services for a borrower in connection with a loan secured directly or collaterally by one or more liens on real property, and charged, demanded or collected advance fees for the services to be provided, which acts require a real estate broker license under Sections 10131(a) and 10131(d) of the Code, during a period of time when WORLD and HABOUD were not licensed by the Department as real estate brokers, in violation of Section 10130 of the Code.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that WORLD FINANCIAL INVESTMENTS CORP and MICHAEL HABOUD, whether doing business under their own names, or any other names, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular each of them is ORDERED TO DESIST AND REFRAIN from:

1. charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the Code, in any form, and under any conditions, with respect to the performance of loan modifications or any other form of mortgage loan forbearance service in connection with loans on residential property containing four or fewer dwelling units (Code Section 10085.6); and

2. charging, demanding, claiming, collecting and/or receiving advance fees, as that term

is defined in Section 10026 of the Code, for any other real estate related services offered by them to others.

DATED: 3/2/2010

JEFF DAVI
Real Estate Commissioner

By

Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)."

cc: MICHAEL HABOUD
9620 Agusta Way
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WORLD FINANCIAL INVESTMENTS CORP.
2840 N. Beverly Drive
Beverly Hills, CA 90210