

FILED

DEC 30 2008

DEPARTMENT OF REAL ESTATE

By H. Max

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

To:)	No. H-2328 FR
WHITFIELD FINANCIAL SERVICES INC.)	<u>ORDER TO DESIST AND REFRAIN</u>
)	(B&P Code Section 10086)

The Real Estate Commissioner of the State of California has caused an investigation to be conducted and is of the opinion that you WHITFIELD FINANCIAL SERVICES INC. (hereinafter "you") have violated Section 10085 of the Business and Professions Code (hereinafter "the Code") and Section 2970 of the Title 10 of the California Code Regulations (hereinafter "the Regulations") in conjunction with Section 10177(d) of the Code.

1

At all times herein mentioned, you were and now are licensed by the Department of Real Estate of the State of California (hereinafter "the Department") as corporate real estate broker by and through Raymond Lorenzo Jeter as designated officer-broker of WHITFIELD FINANCIAL SERVICES INC. to qualify said corporation and to act for said corporation as a real estate broker.

At all times herein mentioned, you engaged in the business of, acted in the capacity of, advertised, or assumed to act as real estate broker in the State of California, within the meaning of Section 10131(d) of the Code, including the operation and conduct of a mortgage loan brokerage business with the public wherein you, for or in expectation of compensation, for another or others, solicited borrowers or lenders or negotiated loans or collected payments or performed services for borrowers or lenders or note owners in connection with loans secured directly or collaterally by liens on real property or on a business opportunity.

In connection with the operation and conduct of the real estate activities described in Paragraph 2 above, you engaged in the business of claiming, demanding, charging, receiving, collecting or contracting for the collection of advance fees within the meaning of Sections 10026 and 10131.2 of the Code including but not limited to the following:

HOMEOWNER	DATE	AMOUNT
Serena Romero	1/8/08	\$2,000
Jose Ferreira	2/6/08	\$2,000
Edward Belville	2/8/08	\$2,000
Luz C. Lugo	2/12/08	\$1,000
Eladio Arroyo	2/13/08	\$2,000
Martha Mendez	2/15/08	\$3,500
Guadalupe Monroy	2/27/08	\$2,000
Raul Vega	4/17/08	\$2,000

The fee described in Paragraph 3 constituted an "advance fee" within the meaning of Sections 10026 and 10131.2 of the Code.

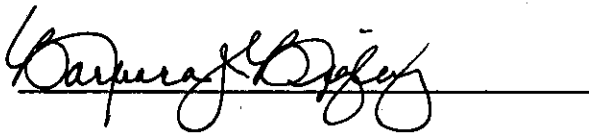
In connection with the collection and handling of said advance fee, you failed to cause the advance fee contract and all materials used in obtaining the advance fee agreement to be submitted to the Department of Real Estate prior to use.

Your acts and omissions described in Paragraphs 3 through 5 violated Section 10085 of the Code and Section 2970 of the Regulations in conjunction with Section 10177(d) of the Code.

NOW, THEREFORE, YOU ARE HEREBY 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 Section 10131 of the Code unless and until you are in compliance with Section 10085 of the Code and Section 2970 of the Regulations.

DATED: 12-30-08

JEFF DAVI
Real Estate Commissioner



BY: Barbara J. Bigby
Chief Deputy Commissioner

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27