

FILED

1 Department of Real Estate
320 West Fourth Street, Ste. 350
2 Los Angeles, California 90013

APR 30 2013

3 Telephone: (213) 576-6982

DEPARTMENT OF REAL ESTATE
BY: Jana B. Olson

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DEPARTMENT OF REAL ESTATE

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STATE OF CALIFORNIA

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To:)	No. H-04494 SD
)	
MIRAMAR FINANCIAL GROUP INC)	<u>ORDER TO DESIST</u>
and STEVE LEE SALAS)	<u>AND REFRAIN</u>
)	
_____)	(B&P Code Section 10086)

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1 FINDINGS OF FACT

2 1. MIRAMAR is presently licensed and/or has license
3 rights as a corporate real estate broker. MIRAMAR was first
4 licensed on or about September 3, 2003.

5 2. SALAS is presently licensed and/or has license
6 rights as a real estate salesperson. SALAS was first licensed on
7 or about January 20, 1981. At all times relevant herein, SALAS
8 was licensed under MIRAMAR.

9 3. On December 28, 2009, SALAS sent a loan approval
10 letter, on behalf of MIRAMAR, to Gregory S. The letter indicated
11 that Gregory S. was conditionally approved for a loan secured by
12 real property. The letter also stated that:

13 "An expense retainer of \$5,000 shall be required from
14 the borrower. Said expense retainer shall be used for
15 costs incurred in travel, property evaluation and
16 documenting the subject transaction. The \$5,000 minus
any incurred expense costs shall be returned to the
borrower if this loan is disapproved, for whatever
reason."

17 On January 27, 2010, Gregory S. submitted a \$5,000
18 check to MIRAMAR, for the loan described above. The loan
19 transaction was never completed.
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21 CONCLUSIONS OF LAW

22 The agreement made by MIRAMAR and SALAS, as described
23 in Paragraph 3 above, constitutes an advance fee agreement
24 within the meaning of Code Section 10026. MIRAMAR and SALAS
25 failed to submit the advance fee agreement to the Commissioner
26 ten days before using it, in violation of Code Sections 10085
27 and 10085.5, as well as Regulation 2970.

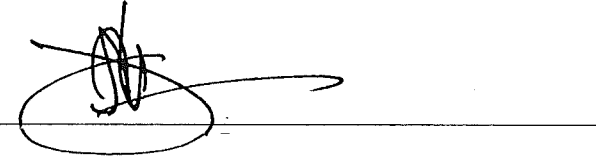
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DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that MIRAMAR FINANCIAL GROUP INC and STEVE LEE SALAS, whether doing business under their own names, or any other names, or any fictitious names, immediately desist and refrain from performing any and all activities for which a real estate license is required until you comply with all provisions of the Real Estate Law as discussed in this Order.

DATED: April 15, 2013

REAL ESTATE COMMISSIONER

A handwritten signature in black ink, appearing to be "Jeffrey Mason", is written over a horizontal line. The signature is somewhat stylized and includes a large loop.

By: JEFFREY MASON
Chief Deputy Commissioner

cc: MIRAMAR FINANCIAL GROUP INC
STEVE LEE SALAS
14130 Bahama Cove
Del Mar, CA 92014