berartmento, CA 95818-7007 Telephone: (916) 227-0791	та. •	
P. O. Box 187007         Sacramento, CA 95818-7007         Telephone: (916) 227-0791         SEP 2 9 2011         DEMATMENT OF REAL ESTATE         Main         STATE OF CALIFORNIA         DEPARTMENT OF REAL ESTATE         DEPARTMENT OF REAL ESTATE         Interpretation, and REGINALD SYLVESTER.         NO. H-5690 SAC         ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)         Interpretation, and REGINALD SYLVESTER.         Interpretation, and REGINALD SYLVESTER         Interpretation, and REGINALD SYLVESTER         Interpretation, and REGINALD SYLVESTER         Interpretation of the Commissioner has determined that LOXMAN and SYLVESTER 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 obtaining advance fee agreements, in violation of Section of 10085 of the Code and Section 10085, 5 of the	ب	
Telephone: (916) 227-0791       SEP 2 9 2011         DEMATMENT OF REAL ESTATE       STATE OF CALIFORNIA         DEPARTMENT OF REAL ESTATE       State of CALIFORNIA         DEPARTMENT OF REAL ESTATE       To:         To:       )       NO. H-5690 SAC         LOKMAN FINANCIAL GROUP, INC.,       )       ORDER TO DESIST AND REFRAIN         REGINALD SYLVESTER.       )       (B&P Code Section 10086)         Id	1 2	P. O. Box 187007
State of CALIFORNIA         State of CALIFORNIA         DEPARTMENT OF REAL ESTATE         Indepartment of Real Estate         Image: Indepartment of Real Estate         Image: Ima	3.	Telephone: (916) 227-0791 SEP <b>2 9</b> 2011
6       STATE OF CALIFORNIA         7       B         7       STATE OF CALIFORNIA         9       DEPARTMENT OF REAL ESTATE         10       To:         11       To:         12       NO. H-5690 SAC         13       Corporation, and REGINALD SYLVESTER.         14       ORDER TO DESIST AND REFRAIN (B&P Code Section 10086)         15       The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of LOKMAN FINANCIAL GROUP, INC. (LOKMAN) aka Lokman Financial Group, and REGINALD SYLVESTER         16       GROUP, INC. (LOKMAN) aka Lokman Financial Group, and REGINALD SYLVESTER         17       (SYLVESTER). Based on that investigation, the Commissioner has determined that LOKMAN and SYLVESTER 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 obtaining advance fee agreements, in violation of Section of 10085 of the Code and Section 2970 of the Regulations and claiming, demanding, charging, and/or collecting advanced fees for performing services in connection with a loan to be secured directly or collaterally by a lien on real property before the borrower was obligated to complete the loan, in violation of Section 10085.5 of the Code.         27       Furthermore, based on the investigation, the Commissioner hereby issues the following Findings		DEPARTMENT OF REAL ESTATE
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<ul> <li><sup>25</sup> connection with a loan to be secured directly or collaterally by a lien on real property before the</li> <li><sup>26</sup> borrower was obligated to complete the loan, in violation of Section 10085.5 of the Code.</li> <li><sup>27</sup> Furthermore, based on the investigation, the Commissioner hereby issues the following Findings</li> </ul>	. 23	fee agreements, in violation of Section of 10085 of the Code and Section 2970 of the Regulations
<ul> <li><sup>26</sup></li> <li><sup>27</sup> Furthermore, based on the investigation, the Commissioner hereby issues the following Findings</li> </ul>	. 24	and claiming, demanding, charging, and/or collecting advanced fees for performing services in
<ul> <li>Furthermore, based on the investigation, the Commissioner hereby issues the following Findings</li> </ul>	25	connection with a loan to be secured directly or collaterally by a lien on real property before the
a minimise, subst on the investigation, the commissioner hereby issues the following rindings	26	borrower was obligated to complete the loan, in violation of Section 10085.5 of the Code.
- 1 -	27	Furthermore, based on the investigation, the Commissioner hereby issues the following Findings
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of Fact, Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

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Whenever acts referred to below are attributed to LOKMAN, those acts are
alleged to have been done by LOKMAN, acting by itself, or by and/or through one or more
agents, associates, affiliates, and/or co-conspirators, including but not limited to, SYLVESTER
and using the names "LOKMAN FINANCIAL GROUP, INC" or "Lokman Financial Group" or
other names or fictitious names unknown at this time.

## FINDINGS OF FACT

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1. LOKMAN is not now, and has never been, licensed by the Department in any
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capacity.

2. SYLVESTER is licensed by the Department as a real estate broker since
 January 23, 2009; his license expires January 22, 2013.

3. During the period of time set out below, LOKMAN, through SYLVESTER,
solicited borrowers and negotiated to do one or more of the following acts for another or others;
for or in expectation of compensation: negotiate one or more loans for, or perform services for,
borrowers and/or lenders in connection with loans secured directly or collaterally by one or more
liens on real property; and charge, demand or collect an advance fee for any of the services
offered.

4. On about July 25, 2008, LOKMAN, through SYLVESTER, solicited
 Carlos M. in order to provide loan modification services to save Carlos M.'s home located at
 191 E. Heritage Dr., Mountain House, CA, from being lost in foreclosure.

5. In furtherance of LOKMAN's plan and scheme to provide loan modification
services to Carlos M., LOKMAN collected an advance fee in the amount of about \$1,790.00
from Carlos M.

6. On about April 23, 2009, LOKMAN, through SYLVESTER, solicited
Jose and Blanca S. in order to provide loan modification services to save the Jose and Blanca's
home located at 1805 Pin Oak Ct., Manteca, CA 95336, from being lost in foreclosure.

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7. In furtherance of LOKMAN's plan and scheme to provide loan modification services to Jose and Blanca, LOKMAN collected an advance fee in the amount of about \$795.00 from Jose and Blanca.

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8. On about October 11, 2009, LOKMAN, through SYLVESTER, solicited Carlos O. and Joel and Maria C. in order to provide loan modification services to save Carlos O.'s home located at 1839 Tampa Way, San Jose, CA 95122 and Joel and Maria's home located at 740 Vermont Ave., Turlock, CA 95380, from being lost in foreclosure.

8 9. In furtherance of LOKMAN's plan and scheme to provide loan modification services to Carlos O. and Joel and Maria, LOKMAN collected advance fees 10 from Carlos O. in the amount of about \$495.00 and from Joel and Maria in the amount of about \$990.00.

## CONCLUSIONS OF LAW

Based on the Findings of Fact contained in Paragraphs 1 through 9, 10. LOKMAN, acting by itself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, including but not limited to SYLVESTER, and using the names "LOKMAN FINANCIAL GROUP, INC." or "Lokman Financial Group", or other names or fictitious names unknown at this time, solicited borrowers and performed services for those borrowers and/or those borrowers' lenders in connection with loans secured directly or collaterally by one or more liens on real property, in violation of Section 10130 of the Code.

20 11. Based on the Findings of Fact contained in Paragraphs 1 through 9, 21 SYLVESTER, acting by himself, or by and/or through one or more agents, associates, affiliates, 22 and/or co-conspirators, including but not limited to LOKMAN, and using the names "LOKMAN 23 FINANCIAL GROUP, INC." or "Lokman Financial Group," or other names or fictitious names 24 unknown at this time, solicited borrowers and performed services for those borrowers and/or 25 those borrowers' lenders in connection with loans secured directly or collaterally by one or more 26 liens on real property, and charged, demanded or collected advance fees for the services to be 27 provided, without first submitting advanced fee materials for approval to the Department, as

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required by Section 10085 of the Code, and for claiming, 'demanding, charging, and/or collecting
 advanced fees prior to a borrower's obligation to complete a loan, in violation of Sections
 10085.5 of the Code.

4 12. Based on the Findings of Fact contained in Paragraphs 1 through 9, 5 LOKMAN, acting by itself, or by and/or through one or more agents, associates, affiliates, and/or 6 co-conspirators, including but not limited to SYLVESTER, and using the names "LOKMAN 7 FINANCIAL GROUP, INC." or "Lokman Financial Group", or other names or fictitious names 8 unknown at this time, solicited borrowers and performed services for those borrowers and/or 9 those borrowers' lenders in connection with loans secured directly or collaterally by one or more 10 liens on real property, and charged, demanded or collected advance fees for the services to be 11 provided, without first submitting advanced fee materials for approval to the Department, as 12 required by Section 10085 of the Code, and for claiming, demanding, charging, and/or collecting 13 advanced fees prior to a borrower's obligation to complete a loan, in violation of Section 10085.5 14 of the Code.

## DESIST AND REFRAIN ORDER

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LOKMAN FINANCIAL GROUP, INC., aka Lokman Financial Group, whether doing business under your own names, or any other names or fictitious names, based on the Findings of Fact and Conclusions of Law stated herein, YOU 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; and,

REGINALD SYLVESTER and LOKMAN FINANCIAL GROUP, INC., aka Lokman Financial Group, whether doing business under your own names, or any other names or fictitious names, based on the Findings of Fact and Conclusions of Law stated herein, YOU ARE HEREBY ORDERED to immediately desist and refrain from 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

- 4 -

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).

DATED: ·, 2011

BARBARA J. BIGBY Acting Chief Deputy Commissioner

## -<u>NOTICE</u>-

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)..."

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LOKMAN FINANCIAL GROUP, INC. Attn: Reginald Sylvester, Agent for Service 811 E. March Lane, Ste D Stockton, CA 95207

LOKMAN FINANCIAL GROUP, INC. Attn: Reginald Sylvester, Agent for Service 1010 Meadowlark Lane Tracy, CA 95376

REGINALD SYLVESTER 811 E. March Lane, Ste B Stockton, CA 95207

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