

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0791

FILED

MAR 27 2009

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 BEFORE THE DEPARTMENT OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: ) NO. H- 10632 SF  
12 FINANCIAL ALLIANCE GROUP, and )  
13 LESLIE BRADFORD. ) ORDER TO DESIST AND REFRAIN  
(B&P Code Section 10085.5)

14 The Real Estate Commissioner of the State of California (herein "Commissioner")  
15 has caused an investigation to be made of your activities and based upon the findings herein  
16 below set forth, is of the opinion that you, FINANCIAL ALLIANCE GROUP, and you, LESLIE  
17 BRADFORD, have violated Section 10130 of the California Business and Professions Code  
18 (herein the "Code") by engaging in the business of or acting as a real estate salesperson or broker,  
19 within the meaning of Sections 10130 and 10131(d) of the Code without first having obtained a  
20 real estate license from the California Department of Real Estate (herein the "Department").

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22 At no time herein mentioned were you, FINANCIAL ALLIANCE GROUP, and  
23 you, LESLIE BRADFORD, licensed by the Department as a real estate broker or salesperson, as  
24 appropriate.

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26 At all times herein mentioned you, FINANCIAL ALLIANCE GROUP, and you,  
27 LESLIE BRADFORD, were compensated for performing acts in furtherance of the activities  
discussed in Paragraph 3 below.

During the period from about November 2007 and continuing, you, FINANCIAL ALLIANCE GROUP, and you, LESLIE BRADFORD, among other things, solicited and/or performed services for borrowers in connection with loans secured directly or collaterally by liens on real property or on a business opportunity, for or in expectation of compensation.

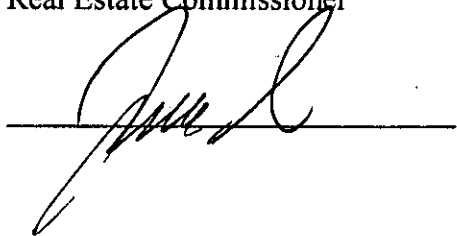
The acts you, FINANCIAL ALLIANCE GROUP, and you, LESLIE BRADFORD, performed, for or in expectation of compensation, described in Paragraph 3 above, are acts requiring a real estate salesperson or broker license under the provisions of Sections 10130 and 10131(a) of the Code and Section 10085.5 of the Code, respectively.

You, FINANCIAL ALLIANCE GROUP, and you, LESLIE BRADFORD, violated Section 10085.5 and 10130 of the Code by engaging in the activities described above in Paragraph 3 without first obtaining a real estate salesperson or broker license from the Department.

NOW THEREFORE, YOU, FINANCIAL ALLIANCE GROUP, AND YOU, LESLIE BRADFORD, ARE HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts for which a real estate license is required until such time as you obtain the required license from the Department.

DATED: 3/9, 2009

JEFF DAVI  
Real Estate Commissioner



cc: FINANCIAL ALLIANCE GROUP  
LESLIE BRADFORD  
273 Pharmacy Avenue, Apartment 701  
Toronto, Ontario Canada ON M1L 3E9  
  
FINANCIAL ALLIANCE GROUP  
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