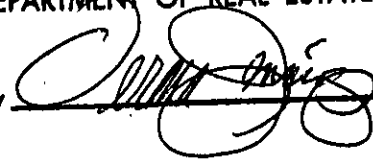


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FILED
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DEPARTMENT OF REAL ESTATE

By



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BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of
NATIONAL HOMEBUYERS ALLIANCE,
Respondent.

No. H-34006 LA

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On May 25, 2007, an Accusation was filed in this matter against Respondent NATIONAL HOMEBUYERS ALLIANCE.

On June 13, 2007, Respondent petitioned the Commissioner to voluntarily surrender its real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent NATIONAL HOMEBUYERS ALLIANCE's petition for voluntary surrender of its real estate broker license is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration dated June

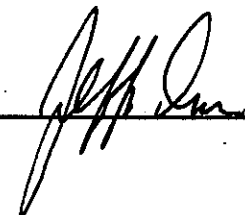
1 13, 2007 (attached as Exhibit "A" hereto). Respondent's license
2 certificates, pocket cards and any branch office license
3 certificate shall be sent to the below listed address so that
4 they reach the Department on or before the effective date of this
5 Order:

6 DEPARTMENT OF REAL ESTATE
7 Attn: Licensing Flag Section
8 P. O. Box 187000
9 Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon
11 on July 23, 2007.

12 DATED: 6-26, 2007

13 JEFF DAVI
14 Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of) No. H-34006 LA
NATIONAL HOMEBUYERS ALLIANCE,)
Respondent.)

DECLARATION

My name is Albert Thornton and that I am currently an officer of NATIONAL HOMEBUYERS ALLIANCE which is licensed as a real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of NATIONAL HOMEBUYERS ALLIANCE. I am acting on behalf of NATIONAL HOMEBUYERS ALLIANCE in this matter.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Business and Professions Code) NATIONAL HOMEBUYERS ALLIANCE wishes to voluntarily surrender its real estate license issued by the Department of Real Estate

1 ("Department"), pursuant to Business and Professions Code
2 Section 10100.2.

3 I understand that NATIONAL HOMEBUYERS ALLIANCE, by so
4 voluntarily surrendering its license, can only have it reinstated
5 in accordance with the provisions of Section 11522 of the
6 Government Code. I also understand that by so voluntarily
7 surrendering its license, NATIONAL HOMEBUYERS ALLIANCE agrees to
8 the following:

9 The filing of this Declaration shall be deemed as its
10 petition for voluntary surrender. It shall also be deemed to be
11 an understanding and agreement by NATIONAL HOMEBUYERS ALLIANCE
12 that, it waives all rights it has to require the Commissioner to
13 prove the allegations contained in the Accusation filed in this
14 matter at a hearing held in accordance with the provisions of the
15 Administrative Procedure Act (Government Code Sections 11400 et
16 seq.), and that it also waives other rights afforded to it in
17 connection with the hearing such as the right to discovery, the
18 right to present evidence in defense of the allegations in the
19 Accusation and the right to cross-examine witnesses. I further
20 agree on behalf of NATIONAL HOMEBUYERS ALLIANCE that upon
21 acceptance by the Commissioner, as evidenced by an appropriate
22 order, all affidavits and all relevant evidence obtained by the
23 Department in this matter prior to the Commissioner's acceptance,
24 and all allegations contained in the Accusation filed in the
25 Department Case No. H-34006 LA, may be considered by the
26 Department to be true and correct for the purpose of deciding
27

1 whether or not to grant reinstatement of NATIONAL HOMEBUYERS
2 ALLIANCE's license pursuant to Government Code Section 11522.

3 I declare under penalty of perjury under the laws of
4 the State of California that the above is true and correct and
5 that I am acting freely and voluntarily on behalf of NATIONAL
6 HOMEBUYERS ALLIANCE to surrender its license and all license
7 rights attached thereto.

8

9 _____
Date and Place

NATIONAL HOMEBUYERS ALLIANCE
By: Albert Thornton

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3 I declare under penalty of perjury under the laws of
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 5 that I am acting freely and voluntarily on behalf of NATIONAL
 6 HOMEBUYERS ALLIANCE to surrender its license and all license
 7 rights attached thereto.

8 06-13-07 LOS ANGELES CA
 9 Date and Place

Albert Thornton
 NATIONAL HOMEBUYERS ALLIANCE
 By: Albert Thornton

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Hand
May

FILED
MAY 25 2007
DEPARTMENT OF REAL ESTATE



1 JAMES R. PEEL, Counsel (SBN 47055)
Department of Real Estate
2 320 West Fourth Street, Suite 350
Los Angeles, CA 90013-1105
3
4 Telephone: (213) 576-6982
-or- (213) 576-6913 (Direct)

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7
8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 In the Matter of the Accusation of) NO. H-34006 LA
12 NATIONAL HOMEBUYERS ALLIANCE,) ACCUSATION
13 Respondent.)
14

15 The Complainant, Janice A. Waddell, a Deputy Real
16 Estate Commissioner of the State of California, for cause of
17 Accusation against NATIONAL HOMEBUYERS ALLIANCE, alleges as
18 follows:

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20 The Complainant, Janice A. Waddell, acting in her
21 official capacity as a Deputy Real Estate Commissioner of the
22 State of California, makes this Accusation against NATIONAL
23 HOMEBUYERS ALLIANCE.

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1 WHEREFORE, Complainant prays that a hearing be
2 conducted on the allegations of this Accusation and that upon
3 proof thereof, a decision be rendered imposing disciplinary
4 action against all licenses and license rights of Respondent
5 NATIONAL HOMEBUYERS ALLIANCE under the Real Estate Law (Part 1 of
6 Division 4 of the Business and Professions Code) and for such
7 other and further relief as may be proper under other applicable
8 provisions of law.

9 Dated at Los Angeles, California
10 this 16 day of April, 2007.

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12 
13 Deputy Real Estate Commissioner
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23 cc: National Homebuyers Alliance
24 Janice A. Waddell
25 Sacto
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