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2 On January 17, 2007, the Department completed an audit
3 examination of the books and records of Goodyear Home Loan
4 Corporation pertaining to its residential resale, mortgage loan
5 and broker controlled escrow activities that require a real
6 estate license. The audit examination covered a period of time
7 beginning on June 1, 2005 to September 30, 2006. The audit
8 examination revealed violations of the Code including the
9 unlicensed loan agent activity of you, SMITH.

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11 3.

12 At all times mentioned, in the City of Corona, County
13 of Orange, you, SMITH, where you were ostensibly self-employed as
14 a "transaction coordinator". In truth and in fact, You, SMITH,
15 in acted as a real estate broker and as an unlicensed sales agent
16 where you negotiated and arranged real estate sales pursuant to
17 Code Section 10131(a) requiring a real estate license.

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19 4.

20 In the course of activities described in Paragraph 3
21 above, and during the examination period described in Paragraph
22 2, you, SMITH acted in violation of the Code in that you, on or
23 about May 15, 2006 through May 26, 2006, acted in the capacity as
24 a real estate broker and sales agent for seller Ursela Cato's
25 sale of her property located at 314 West Glencoe Street, Compton,
26 by arranging and negotiating the purchase terms and conditions
27 and by claiming you were the owner of Goodyear Home Loan

1 Corporation, a corporate real estate broker.

2 5.

3 Your conduct, SMITH, as described in Paragraphs 3 and
4 4, is in violation of Code Section 10130.

5 NOW, THEREFORE, YOU, MICHAEL SMITH, ARE ORDERED TO
6 DESIST AND REFRAIN from performing any and all acts requiring a
7 real estate license in California unless and until you are
8 licensed by the Department of Real Estate.

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10 DATED 11-7, 2007.

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12 JEFF DAVI
13 Real Estate Commissioner
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23

24 cc: Michael Smith
25 c/o Goodyear Home Loan Corporation
26 430 River Road #D, Corona CA 92880

27 Michael Smith
7244 New Mexico Court
Fontana, Ca 92337