

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

4 (213) 576-6982

**FILED**  
JUNE 20, 2008  
DEPARTMENT OF REAL ESTATE

By C. Berry

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7  
8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To:

No. H-35059 LA

12 FASTTRACK FINANCIAL, INC. )  
13 dba Fastrak Financial and )  
14 Fast Track Mortgage; )  
15 and CARLOS FRANK VEGA, )  
16 individually and as )  
designated officer of )  
Fasttrack Financial, Inc. )

ORDER TO DESIST  
AND REFRAIN

17 The Real Estate Commissioner of the State of California  
18 has caused an investigation to be made of your activities as a  
19 real estate broker, and based on the findings of that  
20 investigation is of the opinion that FASTTRACK FINANCIAL, INC.,  
21 dba Fastrak Financial and Fast Track Mortgage; and CARLOS FRANK  
22 VEGA, individually and as designated officer of Fasttrack  
23 Financial, Inc., have violated Sections 10130, 10159.5, 10163,  
24 10235, 10235.5, 10236.4, and 17539.4 of the Business and  
25 Professions Code (hereinafter "Code") as well as Sections 2731,  
26 2847.3, and 2848 of Chapter 6, Title 10, California Code of  
27 Regulations (hereinafter "Regulations").

1 1.

2 From on or about July 29, 2003, to July 28, 2007, you,  
3 FASTTRACK FINANCIAL, INC., were licensed by the Department of  
4 Real Estate of the State of California (hereinafter "Department")  
5 as a corporate real estate broker with Respondent CARLOS FRANK  
6 VEGA as the designated officer. FASTTRACK FINANCIAL, INC.'s  
7 corporate real estate broker license expired on July 28, 2007.

8 2.

9 At all times mentioned herein, you, CARLOS FRANK VEGA,  
10 individually, and as designated officer of Fasttrack Financial,  
11 Inc., were licensed by the Department as a real estate broker.

12 3.

13 From July 28, 2007, through the present, you, FASTTRACK  
14 FINANCIAL, INC., doing business as Fastrack Mortgage, engaged in  
15 the business of, acted in the capacity of, advertised or assumed  
16 to act as a real estate broker in the State of California, within  
17 the meaning of Code Section 10131(d) for or in expectation of  
18 compensation. Your activities included, but were not necessarily  
19 limited to, soliciting borrowers or lenders for, or negotiating  
20 loans and/or collecting payment, or performing services for  
21 borrowers or lenders or note owners in connection with loans  
22 secured directly or collaterally by liens on real property or on  
23 a business opportunity.

24 4.

25 Your acts as described in Paragraph 3, above, are acts  
26 requiring a real estate broker license under the provisions of  
27 Code Section 10131(d).

1 5.

2 From July 28, 2007, through the present, you violated  
3 Code Section 10130 by engaging in the activities described in  
4 Paragraph 3, above, without first obtaining a real estate broker  
5 license from the Department.

6 6.

7 For an unknown period of time including April, 2007, to  
8 the present, you, FASTTRACK FINANCIAL, INC., knowingly  
9 advertised, printed, displayed, published, distributed, or caused  
10 or permitted to be advertised, printed, displayed, published, or  
11 distributed, statements or representations using the fictitious  
12 name "Fastrack Mortgage" without a properly licensed fictitious  
13 business name.

14 7.

15 Your conduct, as alleged in Paragraph 6, above, is in  
16 violation of Code Section 10159.5 and Section 2731 of the  
17 Regulations.

18 8.

19 For an unknown period of time, including April, 2007,  
20 to the present, you, FASTTRACK FINANCIAL, INC. and CARLOS FRANK  
21 VEGA, knowingly advertised, printed, displayed, published,  
22 distributed, or caused or permitted to be advertised, printed,  
23 displayed, published, or distributed, statements or  
24 representations with regard to the rates, terms, or conditions  
25 for making, purchasing, or negotiating loans on real property  
26 which were false, misleading, or deceptive.

27 ///

1 9.

2 Your conduct, as alleged in Paragraph 8, above, is in  
3 violation of Code Section 10235 and Section 2848 subdivisions  
4 (16) and (17) of the Regulations.

5 10.

6 For an unknown period of time including April, 2007, to  
7 the present, you, FASTTRACK FINANCIAL, INC. and CARLOS FRANK  
8 VEGA, placed one or more advertisements disseminated primarily in  
9 the State of California for the making or arranging of a loan,  
10 including a solicitation for borrowers or potential investors,  
11 that failed to disclose within the printed text of the  
12 advertisement, or the oral text in the case of a radio or  
13 television advertisement, a complete identification of the  
14 license and license number under which the loan would be made or  
15 arranged, and the state regulatory entity supervising that type  
16 of loan transaction, or in the case of unlicensed lending  
17 activity, a statement that the loan is being made or arranged by  
18 an unlicensed party who is not operating under the regulatory  
19 supervision of a state agency.

20 11.

21 Your conduct, as alleged in Paragraph 10, above, is in  
22 violation of Code Sections 10235.5 and 17539.4.

23 12.

24 For an unknown period of time including April, 2007, to  
25 the present, you, FASTTRACK FINANCIAL, INC. and CARLOS FRANK  
26 VEGA, placed one or more advertisements disseminated primarily in  
27 the State of California for the solicitation for borrowers or

1 potential investors which failed to display your real estate  
2 broker license number.

3 13.

4 Your conduct, as alleged in Paragraph 12, above, is in  
5 violation of Code Section 10236.4.

6 14.

7 For an unknown period of time including April, 2007, to  
8 the present, you, FASTTRACK FINANCIAL, INC. and CARLOS FRANK  
9 VEGA, placed one or more advertisements disseminated primarily in  
10 the State of California for the making or arranging of a loan,  
11 including a solicitation for borrowers or potential investors,  
12 that failed to disclose within the printed text of the  
13 advertisement, the required statement: "Real estate broker,  
14 California Department of Real Estate" or "California Department  
15 of Real Estate, real estate broker" in type size no smaller than  
16 smallest print in advertisement.

17 15.

18 Your conduct, as alleged in Paragraph 14, above, is in  
19 violation of Section 2847.3 of the Regulations.

20 16.

21 You, FASTTRACK FINANCIAL, INC. and CARLOS FRANK VEGA,  
22 have failed to procure an additional license for each main or  
23 branch office maintained as a place of business within the State  
24 of California, namely, 1920 Main Street, Suite 700, Irvine,  
25 California 92614.

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17.

Your conduct, as alleged in Paragraph 16, above, is in violation of Code Section 10163.

NOW, THEREFORE, YOU, FASTTRACK FINANCIAL, INC. and CARLOS FRANK VEGA, ARE ORDERED TO DESIST AND REFRAIN from performing any and all activities for which a real estate broker license is required until you comply with all provisions of the Real Estate Law as discussed in this Order.

DATED: 6.17, 2008.

JEFF DAVI  
Real Estate Commissioner



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cc: Fasttrack Financial, Inc.  
1920 Main Street, #700  
Irvine, California 92614

Carlos Frank Vega  
1170 N. Amberly Lane  
Anaheim, California 92807