

Sacks

1 Department of Real Estate
2 320 West 4th Street, Ste. 350
3 Los Angeles, California 90013-1105
4
5 Telephone: (213) 576-6911 (direct)
6 -or- (213) 576-6982 (office)
7

FILED

FEB 11 2009

DEPARTMENT OF REAL ESTATE
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

10 TO:)	No. H- 35684 LA
)	
11)	
12 ROBERT SEERAM)	<u>ORDER TO DESIST</u>
)	
)	<u>AND REFRAIN</u>
)	
)	

15 The Real Estate Commissioner of the State of California
16 (Commissioner) has caused an investigation to be conducted of
17 your activities, as described herein, and based upon the findings
18 of that investigation, is of the opinion that:

19 YOU, ROBERT SEERAM ("SEERAM"), have violated Section
20 10130 of the California Business and Professional Code ("Code").

21 1.

22 At no time herein mentioned, were YOU, SEERAM licensed
23 by the Department of Real Estate of the State of California
24 (Department) as a real estate broker or a real estate salesperson
25 employed by a real estate broker.

26 ///

2.

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2 On August 23, 2005, the Department completed an audit
3 examination of the books and records of First Capital Financial
4 Resources Inc. pertaining to its mortgage loan activities that
5 require a real estate license. The audit examination covered a
6 period of time beginning on May 8, 2004 to July 6, 2005. The
7 audit examination revealed violations of the Code including the
8 unlicensed loan agent activity of you, SEERAM.

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3.

10 At all times mentioned, in the City of Glendale, County
11 of Los Angeles, you, SEERAM, where you were ostensibly employed
12 as an unlicensed "loan consultant" for First Capital Financial
13 Resources Inc., a corporate real estate broker licensed by the
14 Department of Real Estate. You, SEERAM, acted as a real estate
15 broker and as an unlicensed loan officer where you conducted
16 mortgage loan activities pursuant to Code Section 10131(d)
17 requiring a real estate license including soliciting borrowers or
18 lenders and for negotiating loans and performing services for
19 borrowers.
20

21
4.

22 In the course of activities described in Paragraph 2
23 above, and during the examination period described in Paragraph
24 3, you, SEERAM acted in violation of the Code in that you, on or
25 about July 6, 2005, acted in the capacity as an loan agent for
26 the Medrano loan transaction wherein you received a commission by
27

1 check number 8406 in the amount of \$1,760.63 from your employer
2 First Capital Financial Resources Inc.

3 5.

4 Your conduct, SEERAM, as described in Paragraphs 2
5 through 4, is in violation of Code Section 10130.

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

10
11 DATED January 28, 2009.

12
13 JEFF DAVI
14 Real Estate Commissioner
15 
16 _____

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23
24 cc: Robert Seeram
25 c/o Jacqueline Beoglyan Balyan D.O.
26 First Capital Financial Resources Inc.
27 400 N. Brand Boulevard, Suite 600
Glendale, CA 91203