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Respondent was licensed by the Department of Real Estate as a real estate broker effective February 7, 2006.

IV

Respondent violated Code Section 10148 by failing to retain for three years copies of all listings, deposit receipts, canceled checks, trust records, loan files, loan applications, escrow instructions, escrow settlement statements, and other records obtained by it in connection with any transactions for which a real estate broker license is required.

DETERMINATION OF ISSUES

I

Cause for disciplinary action against Respondent exists pursuant to Business and Professions Code Sections 10148 and 10177(d).

II

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

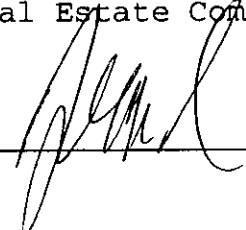
The license and license rights of Respondent SOUTH COAST FINANCIAL MORTGAGE under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon July 20, 2009.

DATED: _____

6-3-09

JEFF DAVI
Real Estate Commissioner



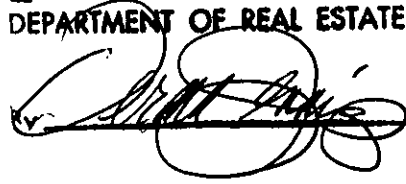
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FILED
MAR 26 2009
DEPARTMENT OF REAL ESTATE



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	NO. H-35818 LA
SOUTH COAST FINANCIAL MORTGAGE,)	<u>ACCUSATION</u>
Respondent,)	
)	
)	

The Complainant, Robin L. Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against SOUTH COAST FINANCIAL MORTGAGE, alleges as follows:

I

The Complainant, Robin L. Trujillo, acting in her official capacity as a Deputy Real Estate Commissioner of the State of California, makes this Accusation against SOUTH COAST FINANCIAL MORTGAGE.

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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 SOUTH COAST FINANCIAL MORTGAGE under the Real Estate Law (Part 1
6 of 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 23 day of March, 2009.

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14 ROBIN L. TRUJILLO
15 Deputy Real Estate Commissioner
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23 cc: South Coast Financial Mortgage
24 Robin L. Trujillo
25 Sacto
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