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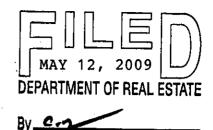
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Department of Real Estate 320 West 4th Street, Suite 350 Los Angeles, California 90013-1105

Telephone: (213) 576-6982



BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

To:

NEWPORT FUNDING LLC,

GARY DI GIROLAMO, and

TREVOR DI GIROLAMO.

)

NO. H-35960 LA

ORDER TO DESIST AND REFRAIN

The Real Estate Commissioner of the State of California ("Commissioner") has caused an investigation to be made of your activities requiring a real estate license and, based on the findings of that investigation, as set forth below, is of the opinion that you, NEWPORT FUNDING LLC, you, GARY DI GIROLAMO, and you, TREVOR DI GIROLAMO, have violated Section 10130 of the Business and Professions Code ("Code").

1.

At all times relevant herein, you, NEWPORT FUNDING

LLC, are and were a California Limited Liability Company. You,

NEWPORT FUNDING LLC, are not now and have never been licensed

by the Department of Real Estate of the State of California ("Department") as a real estate broker.

2.

At all times relevant herein, you, GARY DI GIROLAMO, were and are a partner of NEWPORT FUNDING LLC. You, GARY DI GIROLAMO, are not now and have never been licensed by the Department as a real estate broker or as a real estate salesperson employed by a broker.

3.

At all times relevant herein, you, TREVOR DI GIROLAMO, were and are a partner of NEWPORT FUNDING LLC. You, TREVOR DI GIROLAMO, are not now and have never been licensed by the Department as a real estate broker or as a real estate salesperson employed by a broker.

4.

During a period of time beginning approximately July of 2006 continuing to the present time, you, NEWPORT FUNDING LLC, you, GARY DI GIROLAMO, and you, TREVOR DI GIROLAMO, engaged in the business of, acted in the capacity of, advertised or assumed to act as real estate brokers in the State of California, within the meaning of Code Sections 10131(d), for or in expectation of compensation. Your activities included the operation of or conduct of a real property sales business with the public wherein you engaged in

the negotiation and solicitation of borrowers and lenders for loans secured by residential real property. Said activities included representing borrowers in negotiating and modifying terms and obtaining loans secured by real property.

5.

Specifically, you, GARY DI GIROLAMO, represented Zhiyong Shen in refinancing his mortgage loan secured by property located at 38475 Timpanogas Circle, Fremont, CA 94536. You corresponded via email with Mr. Shen, negotiating and explaining loan terms to him. You, GARY DI GIROLAMO, and you, TREVOR DI GIROLAMO, through your partnership, NEWPORT FUNDING LLC, were paid \$13,775.00 from escrow as compensation for your loan brokering activities upon close of escrow on or about November 29, 2006.

6.

You, GARY DI GIROLAMO, doing business as NewPort
Financial LLC and doing business as Mission Loans, represented
borrower Chet Reilly in refinancing his mortgage loan secured
by property located at 2551 19<sup>th</sup> Avenue, Kingsburg, CA 936311250. You, GARY DI GIROLAMO, solicited Mr. Reilly for loan
business, negotiated loan terms, assisted him in applying for
loans, and provided him with documentation including Truth in
Lending disclosures. You, GARY DI GIROLAMO, and you TREVOR DI
GIROLAMO, through your partnership, NEWPORT FUNDING LLC, were

paid \$8,223.44 as compensation for your loan broker activities 1 upon close of escrow on or about August 28, 2006. 2 7. 3 Your acts as described in Paragraphs 4, 5 and 6 4 above, are acts requiring a real estate broker license under the provisions of Code Sections 10131(d). 7 8. 8 You, NEWPORT FUNDING LLC, you, GARY DI GIROLAMO, and 9 you, TREVOR DI GIROLAMO, violated Code Section 10130 by 10 engaging in the activities described in Paragraphs 4, 5, and 6 11 above, without first obtaining a real estate broker license 12 13 from the Department. 14 /// 15 16 17 /// 18 /// 19 /// 20 111 21 22 111 23

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NOW, THEREFORE, YOU, NEWPORT FUNDING LLC, YOU, GARY DI GIROLAMO, and YOU, TREVOR DI GIROLAMO, ARE ORDERED TO DESIST AND REFRAIN from performing any and all acts within the State of California for which a real estate broker license is required, within the meaning of Code Section 10131, unless and until you obtain a real estate broker license or a real estate salesperson license and are employed by a real estate broker. DATED:

JEFF DAVI Commissioner Real Estate

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Newport Funding LLC cc: 27895 Trocadero

Mission Viejo, CA 92692-1227

25283 Cabot Rd. Ste. 226 Laguna Hills, CA 92653-5534

Gary Di Girolamo 27895 Trocadero Mission Viejo, CA 92692-1227

28011 Sheffield Mission Viejo, CA 92692

Trevor Di Girolamo 27895 Trocadero Mission Viejo, CA 92692-1227