

FILED

NOV 22 2011

DEPARTMENT OF REAL ESTATE
BY: *A. Sheleff*

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	
) NO. H-36494 LA
FREEDOM FINANCIAL AND MORTGAGE)	
SERVICES AND CORPORATION,)	
)
Respondent.)	
_____)	

DECISION

This Decision is being issued in accordance with the provisions of California Government Code Section 11520 on evidence of compliance with California Government Code Section 11505 and pursuant to the Order of Default filed on October 25, 2011 and the findings of fact set forth herein are based on one or more of the following: (1) Respondent's express admissions; (2) affidavits; and (3) other evidence.

This Decision revokes a real estate license on grounds of convictions for crimes.

The right to reinstatement of a revoked real estate license or to the reduction of a suspension is controlled by California Government Code Section 11522. A copy of California Government Code Section 11522 and a copy of the Commissioner's Criteria of Rehabilitation are attached hereto for the information of Respondent.

FINDINGS OF FACT

1.

On March 3, 2010, Robin Trujillo made the Accusation in her official capacity as a Deputy Real Estate Commissioner of the State of California. The Accusation, Statement to

Respondent, and Notice of Defense were mailed by certified mail, return receipt requested, to Respondent's last known mailing address on file with the Department of Real Estate on March 4, 2010.

On October 25, 2011, no Notice of Defense having been filed herein within the time prescribed by California Government Code Section 11506, Respondent's default was entered herein.

2.

Respondent was originally licensed as a corporation on August 12, 2005. On August 11, 2009, Respondent's license expired. The Department of Real Estate retains jurisdiction pursuant to California Business and Professions Code Section 10103.

3.

On or about October 15, 2007, Superintendent of the Arizona Department of Financial Institutions revoked the Arizona Mortgage Banker License of Respondent, license no. BK0907393, in case no. 07F-BD065-BNK. Respondent was found to have committed the following acts: (a) allow out-of-state mortgage companies to originate mortgage loans using Respondent's name and mortgage license for a fee, (b) pay compensation to unlicensed independent contractors, (c) allow borrows to sign regulated documents containing blank spaces, (d) fail to disclose yield spread premiums, and (e) fail to disclose application fees.

4.

The evidence established that the prior license discipline of which Respondent was convicted, as set forth in Paragraph 3 above, is substantially related to the qualifications, functions, and duties of a real estate licensee.

DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent exists pursuant to California Business and Professions Code Section 10177(f).

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

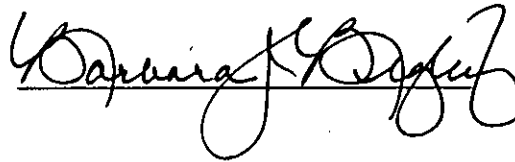
ORDER

The license and license rights of Respondent
FREEDOM FINANCIAL AND MORTGAGE SERVICES AND CORPORATION under
the provisions of California Business and Professions Code
Division 4, Part I are revoked.

This Decision shall become effective at 12 o'clock
noon on DEC 12 2011.

DATED: 11/17/11.

Barbara J. Bigby
Acting Real Estate Commissioner



FILED

OCT 25 2011

1 Department of Real Estate
320 West Fourth Street, Suite 350
2 Los Angeles, CA 90013
3 (213) 576-6982

DEPARTMENT OF REAL ESTATE
BY: R. Neveloff

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	NO. H-36494 LA
)	
FREEDOM FINANCIAL & MORTGAGE)	
SERVICES CORPORATION,)	<u>DEFAULT ORDER</u>
)	
Respondent.)	
)	

Respondent FREEDOM FINANCIAL & MORTGAGE SERVICES CORPORATION, having failed to file a Notice of Defense within the time required by Section 11506 of the Government Code, is now in default. It is, therefore, ordered that a default be entered on the record in this matter.

IT IS SO ORDERED October 18, 2011

BARBARA J. BIGBY
Acting Real Estate Commissioner

By: Dolores Weeks
DOLORES WEEKS
Regional Manager

SHARI SVENINGSON, Counsel (SBN 195298)
Department of Real Estate
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Los Angeles, California 90013-1105

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FILED
MAR - 4 2010
DEPARTMENT OF REAL ESTATE

RECEIVED
Dept. of Real Estate
MAR 08 2010
MAIL SORT #2

R. Medelant

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * *

In the Matter of the Application of) NO. H-36494 LA
)
FREEDOM FINANCIAL & MORTGAGE) A C C U S A T I O N
SERVICES CORPORATION,)
)
Respondent.)

The Complainant, Robin Trujillo, a Deputy Real Estate Commissioner of the State of California, for cause of Accusation against FREEDOM FINANCIAL & MORTGAGE SERVICES CORPORATION, ("Respondent"), is informed and alleges in her official capacity as follows:

1.

Respondent is presently licensed by the Department of Real Estate of the State of California ("Department") as a real estate corporation under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"). Effective August 11, 2009, Respondent's real estate corporation

1 license has expired. Pursuant to Code Section 10201, Respondent
2 has a two-year right of renewal. Pursuant to Code Section
3 10103, the Department of Real Estate retains jurisdiction.

4 2.

5 LICENSE DISCIPLINE

6 On or about October 15, 2007, the Superintendent of
7 the Arizona Department of Financial Institutions (the
8 "Superintendent") revoked the Arizona Mortgage Banker License of
9 Respondent, license no. BK 0907383, in case no. 07F-BD065-BNK.
10 As more fully set forth in the Administrative Law Judge Decision
11 in the above-mentioned case, Respondent was found to have
12 committed the following acts: allowing out of state mortgage
13 companies to originate mortgage loans using Respondent's name
14 and mortgage license for a fee; paying compensation to
15 unlicensed independent contractors; allowing borrowers to sign
16 regulated documents containing blank spaces; failing to disclose
17 yield spread premiums and failing to disclose application fees.
18

19
20 The prior discipline against Respondent's Arizona
21 Mortgage Banker License, as alleged in Paragraph 2 above,
22 constitutes cause for revocation of Respondent's real estate
23 license and/or license rights under Business and Professions
24 Code Sections 475(a)(4), 480(a)(3), and 10177(f).

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1 These proceedings are brought under the provisions of
2 Section 10100, Division 4 of the Business and Professions Code
3 of the State of California and Sections 11500 through 11528 of
4 the California Government Code.

5
6 WHEREFORE, Complainant prays that a hearing be
7 conducted on the allegations of this Accusation and, that upon
8 proof thereof, a decision be rendered imposing disciplinary
9 action against all licenses and/or license rights of Respondent,
10 FREEDOM FINANCIAL & MORTGAGE SERVICES CORPORATION, under the
11 Real Estate Law (Part 1 of Division 4 of the Business and
12 Professions Code) and for such other and further relief as may
13 be proper under other applicable provisions of law.
14

15 Dated at Los Angeles, California

16 this 3 day of March, 2010.
17

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19 
20 Robin Trujillo
21 Deputy Real Estate Commissioner
22
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24
25

26 cc: FREEDOM FINANCIAL & MORTGAGE SERVICES CORPORATION
27 Robin Trujillo
Sacto.