

1 DEPARTMENT OF REAL ESTATE  
2 320 West Fourth Street, Ste. 350  
3 Los Angeles, California 90013  
4 (213) 576-6982

FILED

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DEPARTMENT OF REAL ESTATE

By K. Contreras

9 STATE OF CALIFORNIA

10 DEPARTMENT OF REAL ESTATE

11 To: )  
12 ) NO. H- 36590 LA  
13 DIRECT MONEY SOURCE INC, )  
14 DAVID SINGUI and AZIZ MEGHJI. ) ORDER TO DESIST AND  
15 ) REFRAIN  
16 ) (B&P Code Section 10086)

17 The Commissioner (Commissioner) of the California Department of Real Estate  
18 (Department) caused an investigation to be made of the activities of DIRECT MONEY SOURCE  
19 INC. (DIRECT), DAVID SINGUI (SINGUI) and AZIZ MEGHJI (MEGHJI). Based on that  
20 investigation, the Commissioner has determined that SINGUI and MEGHJI have engaged in, are  
21 engaging in, or are attempting to engage in, acts or practices constituting violations of the  
22 California Business and Professions Code (Code) and/or Title 10, Chapter 6, California Code of  
23 Regulations (Regulations), including the business of, acting in the capacity of, and/or advertising  
24 or assuming to act as, real estate brokers in the State of California within the meaning of Section  
25 10131(d) (soliciting or negotiating or performing services for borrowers or lenders in connection  
26 with loans secured by liens on real property) of the Code. Furthermore, based on the  
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1 investigation, the Commissioner hereby issues the following Findings of Fact, Conclusions of  
2 Law, and Desist and Refrain Order under the authority of Section 10086 of the Code.

3 Whenever acts referred to below are attributed to DIRECT, SINGUI or MEGHJI, those  
4 acts are alleged to have been done by DIRECT, SINGUI or MEGHJI, acting by themselves, or by  
5 and/or through one or more agents, associates, affiliates, and/or co-conspirators, including, but  
6 not limited to DIRECT, SINGUI and MEGHI.

7 FINDINGS OF FACT

8 1. DIRECT was licensed by the Department as a corporate real estate broker on April 5,  
9 2006. DIRECT was not associated with a designated officer as of November 10, 2008.

10 2. SINGUI is not now, and has never been, licensed by the Department in any capacity.  
11 SINGUI is registered as the Chief Executive officer of DIRECT, a limited liability company with  
12 the Secretary of State for the State of California.

13 3. MEGHJI is not now, and has never been, licensed by the Department in any capacity  
14 Alphonso Diaz transaction

15 4. In early 2007, Alphonso Diaz ("Diaz") contacted DIRECT about refinancing a loan  
16 on his property located at 37521 Morning Circle, Palmdale, CA. DIRECT employees SINGUI  
17 and MEGHJI both assured Diaz that they could refinance his loan. On or about January 22,  
18 2007, DIRECT submitted a Uniform Residential Loan Application regarding the refinance of  
19 Diaz's property. SINGUI signed this agreement as the interviewer for DIRECT. Escrow closed  
20 on this transaction on March 16, 2007.

21 Arnulfo Urena Transaction

22 5. On or about February 16, 2007, DIRECT submitted a Uniform Residential Loan  
23 Application regarding the refinance of property located at 36548 Sinaloa Street, Palmdale, CA,  
24 for borrower Arnulfo Urena. SINGUI signed this agreement as the interviewer for DIRECT.  
25 MEGHI also engaged in negotiation of this refinance with Countrywide Home Loans. Escrow  
26 closed on this transaction on February 21, 2007.

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1 Direct Money Source Website

2 6. DIRECT presently operates a website located at <http://www.dmsfinancing.com>. In  
3 this website, DIRECT solicits borrowers or lenders to negotiate loans or perform services for  
4 borrowers or lenders in connection with loans secured directly or collaterally by real property.  
5 The website represents that DIRECT "reflects the vision of its founder, DAVID M. SINGUI".

6 CONCLUSIONS OF LAW

7 7. Based on the findings of fact contained in paragraphs 1 through 5, SINGUI and  
8 MEGHJI, acting by themselves, or by and/or through one or more agents, associates, affiliates,  
9 and/or co-conspirators, solicited borrowers or lenders to negotiate loans or performed services for  
10 borrowers or lenders in connection with loans secured directly or collaterally by real property,  
11 which acts require a real estate broker license under Section 10131(d) of the Code, during a  
12 period of time when SINGUI and MEGHJI were not licensed by the Department as real estate  
13 brokers, in violation of Section 10130 of the Code.

14 8. Based on the findings of fact contained in paragraphs 1 through 5, DIRECT employed  
15 and/or compensated SINGUI and MEGHJI to perform acts requiring a real estate license, in  
16 violation of Section 10137 of the Code.

17 9. Based on the findings of fact contained in paragraph 6, DIRECT is performing acts  
18 requiring a real estate broker license under Section 10131(d) of the Code, when DIRECT is not  
19 associated with a broker, in violation of Section 10130 of the Code.

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