

**FILED**

MAY -1 2012

DEPARTMENT OF REAL ESTATE  
BY: [Signature]

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

\* \* \* \*

In the Matter of the Accusation of	)	
	)	NO. H-37226 LA
<u>AFT MORTGAGE &amp; REALTY INC.;</u>	)	
and RAJAEI YACOUB ABU-ATA	)	
individually and as designated	)	
officer of AFT Mortgage &	)	
Realty Inc.,	)	
	)	
Respondents.	)	
	)	

DECISION

This Decision is being issued in accordance with the provisions of Section 11520 of the Government Code, on evidence of compliance with Section 11505 of the Government Code and pursuant to the Order of Default filed on October 27, 2011, as to Respondent AFT MORTGAGE & REALTY INC. 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.

FINDINGS OF FACT

1.

On April 19, 2011, 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 at its address of record on April 26, 2011, and by regular mail on May 10, 2011.

On October 27, 2011, no Notice of Defense having been filed herein on behalf of Respondent AFT MORTGAGE & REALTY INC. ("AFT") within the time prescribed by Section 11506 of the Government Code, AFT's default was entered herein.

2.

AFT is presently licensed and/or has license rights under the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code ("Code"), as a corporate real estate broker. AFT was originally issued a corporate real estate broker license by the Department on September 27, 2006.

3.

At all times herein mentioned, AFT engaged in the business of, acted in the capacity of, advertised, or assumed to act as a corporate real estate broker in the State of California within the meaning of Code Section 10131. Its activities included acting for another or others in the purchase, sale, or exchange of real property. Said activity also included soliciting borrowers and lenders and negotiating the terms of loans to be secured by liens on real property in expectation of compensation.

4.

On September 30, 2009, the Department completed an audit examination of the books and records of AFT pertaining to the real estate sales activities described in paragraph 3, above. The audit examination covered the period of time from July 1, 2006, to May 31, 2007. The audit examination revealed numerous violations of the Real Estate Law (Part I of Division 4 of the Business and Professions Code) as set forth in Audit Report LA 080323 and the exhibits and work papers attached to said audit report. Specifically, Respondent AFT was found to have violated Code Sections, 10130, 10145, 10148, 10159.5, 10161.8, 10240, and 10236.4, and Sections 2731, 2752, 2831, 2831.1, 2832, and 2840 of Title 10, Chapter 6, California Code of Regulations ("Regulations").

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DETERMINATION OF ISSUES

1.

Cause for disciplinary action against Respondent AFT MORTGAGE & REALTY INC. exists pursuant to Business and Professions Code Sections 10130, 10145, 10148, 10159.5, 10161.8, 10240, and 10236.4, and Sections 2731, 2752, 2831, 2831.1, 2832, and 2840 of Title 10, Chapter 6, California Code of Regulations ("Regulations").

2.

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

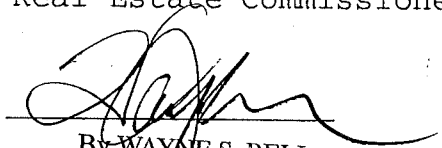
ORDER

The license and license rights of Respondent AFT MORTGAGE & REALTY INC., 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 on May 21, 2012.

DATED: 4/25, 2012.

Real Estate Commissioner

  
By WAYNE S. BELL  
Chief Counsel

