

1 effective date of this Order as set forth below, based upon the
2 understanding and agreement expressed in Respondent's Declaration
3 dated April 24, 2012 (attached as Exhibit "A" hereto).

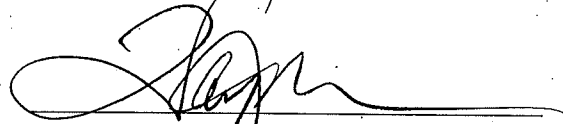
4 Respondent's license certificate and pocket card shall be sent to
5 the below listed address so that they reach the Department on or
6 before the effective date of this Order:

7 Department of Real Estate
8 Attn: Licensing Flag Section
9 P.O. Box 187000
Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon
11 on June 14, 2012.

12 DATED: May 21, 2012

13
14 Real Estate Commissioner

15 

16
17 By WAYNE S. BELL
18 Chief Counsel
19
20
21
22
23
24
25
26
27

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27

BEFORE THE DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

* * * *

In the Matter of the Accusation of)	
)	DRE No. H-37337 LA
<u>FIRENZO REAL ESTATE GROUP, INC.,</u>)	
doing business as)	OAH No. 2011101044
QuickModCenter.com, Assent and)	
Loan Rx, and DANIEL J. MOLETZ,)	
individually and as former)	
designated officer of)	
Firenzo Real Estate Group, Inc.,)	
)	
Respondents.)	
)	

DECLARATION

My name is Mahyar Kazemi and I am the designated officer of FIRENZO REAL ESTATE GROUP, INC. which is licensed as a corporate real estate broker and/or has license rights with respect to said license. I am authorized to sign this Declaration on behalf of FIRENZO REAL ESTATE GROUP, INC.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedures Act (Sections

1 11400 et seq., of the Government Code) FIRENZO REAL ESTATE GROUP,
2 INC. wishes to voluntarily surrender its real estate license
3 issued by the Department of Real Estate ("Department"), pursuant
4 to Business and Professions Code Section 10100.2.

5 I understand that FIRENZO REAL ESTATE GROUP, INC., by
6 so voluntarily surrendering said license, can only have it
7 reinstated in accordance with the provisions of Section 11522 of
8 the Government Code. I also understand that by so voluntarily
9 surrendering said license rights, FIRENZO REAL ESTATE GROUP, INC.
10 agrees to the following:

11 The filing of this Declaration shall be deemed as
12 FIRENZO REAL ESTATE GROUP, INC.'s petition for voluntary
13 surrender. It shall also be deemed to be an understanding and
14 agreement by FIRENZO REAL ESTATE GROUP, INC. that, it waives all
15 rights it has to require the Commissioner to prove the
16 allegations contained in the Accusation filed in this matter at
17 a hearing held in accordance with the provisions of the
18 Administrative Procedures Act (Government Code Sections 11400 et
19 seq.), and that FIRENZO REAL ESTATE GROUP, INC. also waives other
20 rights afforded to it in connection with the hearing such as the
21 right to discovery, the right to present evidence in defense of
22 the allegations in the Accusation and the right to cross examine
23 witnesses.
24
25

26 ///

1 I further agree on behalf of FIRENZO REAL ESTATE GROUP,
2 INC. that upon acceptance by the Commissioner, as evidenced by an
3 appropriate order, all affidavits and all relevant evidence
4 obtained by the Department in this matter prior to the
5 Commissioner's acceptance, and all allegations contained in the
6 Accusation filed in the Department Case No. H-37337 LA, may be
7 considered by the Department to be true and correct for the
8 purpose of deciding whether or not to grant reinstatement of
9 FIRENZO REAL ESTATE GROUP INC.'s license pursuant to Government
10 Code Section 11522.
11

12 A copy of the Commissioner's Criteria of Rehabilitation
13 is attached hereto. If and when a petition application is made
14 for reinstatement of a surrendered license or endorsement, the
15 Real Estate Commissioner will consider as one of the criteria of
16 rehabilitation, whether or not restitution has been made to any
17 person who has suffered monetary losses through "substantially
18 related" acts or omissions of Respondent FIRENZO REAL ESTATE
19 GROUP, INC., whether or not such persons are named in the
20 investigation file in this case.
21

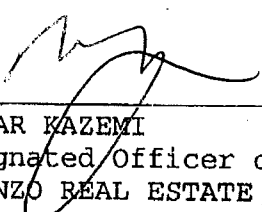
22 I further agree on behalf of FIRENZO REAL ESTATE GROUP,
23 INC. to pay the Commissioner's reasonable cost for the audit
24 which led to this action. In calculating the amount of the
25 Commissioner's reasonable cost, the Commissioner may use the
26 estimated average hourly salary for all persons performing audits
27 of real estate brokers, and shall include an allocation for

1 travel time to and from the auditor's place of work. I will pay
2 such cost within 60 days of receiving an invoice from the
3 Commissioner detailing the activities performed during the audit
4 and the amount of time spent performing those activities.

5 I am aware that if FIRENZO REAL ESTATE GROUP, INC.
6 petitions for reinstatement in the future, that payment of the
7 audit costs will be a condition of reinstatement.

8 I declare under penalty of perjury under the laws of
9 the State of California that the above is true and correct and
10 that I am acting freely and voluntarily on behalf of FIRENZO REAL
11 ESTATE GROUP, INC. to surrender its license and all license
12 rights attached thereto.

13 Dated this 24 day of April, 2012 at
14 Irving, California.

15
16
17
18 By: 
19 Designated Officer of
20 FIRENZO REAL ESTATE GROUP, INC.
21
22
23
24
25
26
27