



1 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and  
2 Refrain Order under the authority of Section 10086 of the Code.

3 Whenever acts referred to below are attributed to NEW HOPE FINANCIAL  
4 SERVICES, INC., those acts are alleged to have been done by NEW HOPE FINANCIAL  
5 SERVICES, INC. acting by and/or through one or more agents, associates, affiliates and/or co-  
6 conspirators, including but not limited to the individuals herein named.

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8 FINDINGS OF FACT

9 1. NEW HOPE FINANCIAL SERVICES, INC. ("New Hope") is a California  
10 Corporation. NEW HOPE was incorporated on or about December 26, 2008, and its corporate  
11 powers were suspended on or about May 11, 2010. NEW HOPE has never been licensed in any  
12 capacity by the Department of Real Estate of the State of California ("Department").

13 2. ALA FAKHOURY, aka Ala Fakhouri ("FAKHOURY"), dba New Hope  
14 Financial Services Inc. ("FAKHOURY") is not now and has never been licensed by the  
15 Department as a real estate broker or as a salesperson employed by a broker.  
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17 3. All further references to the parties listed in Paragraphs 1 and 2 above, include  
18 those parties and entities themselves, as well as the officers, agents and employees of the parties  
19 listed in Paragraphs 1 and 2 above.

20 4. Beginning at a time on or before December 26, 2008, and continuing through  
21 on or after September 23, 2009, NEW HOPE and FAKHOURY advertised, solicited and offered  
22 loan modification and related foreclosure relief services to consumers in California, and  
23 collected advance fees for those services. The loan modification services offered included  
24 negotiating with lenders on behalf of borrowers to refinance or modify the terms of mortgage  
25 loans, and to prevent foreclosure.  
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1                   5. On or about July 2, 2009, Leonides M. ("Borrower LM"), entered into an  
2 agreement with NEW HOPE and FAKHOURY for loan modification and foreclosure avoidance  
3 services in connection with loans secured by property located at 6920 Oakview Ct, Oakhill, CA  
4 92344. Borrower LM paid NEW HOPE, through unlicensed agent Danny Garcia, a total  
5 advance fee of \$3,000.00 in two installments.

6                   6. NEW HOPE and FAKHOURY did not provide any services and refused to  
7 refund Borrower LM's money. The property went into foreclosure.

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9   CONCLUSIONS OF LAW

10                   The conduct, acts and/or omissions of NEW HOPE FINANCIAL SERVICES,  
11 INC. and ALA FAKHOURY, as set forth in the Findings of Fact above, when not licensed by  
12 the Department as real estate brokers or as salespersons employed by real estate brokers licensed  
13 by the Department, was in violation of Code Section 10130.

14   DESIST AND REFRAIN ORDER

15                   Based on the Findings of Fact and Conclusions of Law stated herein,  
16 NEW HOPE FINANCIAL SERVICES, INC. and ALA FAKHOURY, whether doing business  
17 under your own names, or any other names, or fictitious names, ARE HEREBY ORDERED to  
18 immediately desist and refrain from performing any acts within the State of California for  
19 which a real estate broker license is required. In particular:

20   (i) charging, demanding, claiming, collecting and/or receiving advance fees, as  
21 that term is defined in Section 10026 of the Code, in any form, and under any conditions, with  
22 respect to the performance of loan modifications or any other form of mortgage loan forbearance  
23 service in connection with loans on residential property containing four or fewer dwelling units;  
24 and  
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1 (ii) charging, demanding, or collecting a fee for any of the services you offer to  
2 others, unless and until you obtain a real estate broker license issued by the Department, and  
3 until you demonstrate and provide evidence satisfactory to the Commissioner that you are in full  
4 compliance with all of the requirements of the Code and Commissioner's Regulations relating to  
5 charging, collecting, and accounting for fees.  
6

7 DATED: 7/28, 2011  
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9 BARBARA J. BIGBY  
10 Acting Real Estate Commissioner

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14 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a  
15 real estate broker or real estate salesperson without a license or who advertises using words  
16 indicating that he or she is a real estate broker without being so licensed shall be guilty of a  
17 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by  
18 imprisonment in the county jail for a term not to exceed six months, or by both fine and  
19 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars  
20 (\$60,000)."

21 cc: New Hope Financial Services Inc.  
22 10535 Foothill Blvd., Suite 350  
23 Rancho Cucamonga, CA 91730

24 New Hope Financial Services Inc.  
25 1162 Camden  
26 Upland, CA 91786

27 Ala Fakhoury  
aka Ala Fakhouri  
1162 Camden Court  
Upland, CA 91786