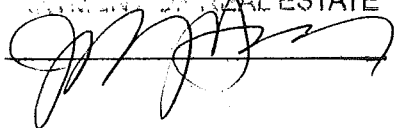


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FILED

FEB 08 2013

BY:  REAL ESTATE

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-37823 LA
<u>NEIGHBORHOOD FUNDING INC.</u> , and)	OAH No. 2012021128
CHRISTOPHER SANG YEAL LIM,)	
)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On February 1, 2012, an Accusation was filed in this matter against Respondent NEIGHBORHOOD FUNDING INC.

On December 1, 2012, Respondent petitioned the Commissioner to voluntarily surrender its real estate corporation license(s) pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent NEIGHBORHOOD FUNDING INC.'s petition for voluntary surrender of its real estate corporation license(s) is accepted as of the effective date of this Order as set forth below, based upon the understanding and agreement expressed in Respondent's Declaration

1 dated December 1, 2012 (attached as Exhibit "A" hereto).
2 Respondent's license certificate(s), pocket card(s) and any
3 branch office license certificate(s) shall be sent to the below
4 listed address so that they reach the Department on or before the
5 effective date of this Order:

6
7 DEPARTMENT OF REAL ESTATE
8 Attn: Licensing Flag Section
9 P. O. Box 187000
10 Sacramento, CA 95818-7000

11
12 This Order shall become effective at 12 o'clock noon
13 on FEB 28 2013, 2013.

14
15 DATED: 1/17/13, 2013

16 Real Estate Commissioner


17 By: 
18 Awet P. Kidane
19 Chief Deputy Commissioner
20
21
22
23
24
25
26
27

EXHIBIT A

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of the Accusation of)	No. H-37823 LA
)	L-2012021128
NEIGHBORHOOD FUNDING INC.,)	
and CHRISTOPHER SANG YEAL)	
LIM,)	SURRENDER DECLARATION
)	
)	
)	
Respondents.)	
)	

My name is Christopher Sang Yeal Lim, and I am currently an officer of NEIGHBORHOOD FUNDING INC., which is licensed as a real estate broker and/or has license rights with respect to said license. I am authorized and empowered to sign this declaration on behalf of NEIGHBORHOOD FUNDING INC. NEIGHBORHOOD FUNDING INC. is represented in this matter by Frank Buda, Esq.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedure Act (Sections 11400 et seq., of the Government Code) NEIGHBORHOOD FUNDING INC. wishes to voluntarily surrender its real estate license issued by

1 the Department of Real Estate ("Department"), pursuant to
2 Business and Professions Code Section 10100.2.

3 I understand that NEIGHBORHOOD FUNDING INC., by so
4 voluntarily surrendering its license, can only have it reinstated
5 in accordance with the provisions of Section 11522 of the
6 Government Code. I also understand that by so voluntarily
7 surrendering its license, NEIGHBORHOOD FUNDING INC. agrees to the
8 following:

9 The filing of this Declaration shall be deemed as its
10 petition for voluntary surrender. It shall also be deemed to be
11 an understanding and agreement by NEIGHBORHOOD FUNDING INC. that,
12 it waives all rights it has to require the Commissioner to prove
13 the allegations contained in the Accusation filed in this matter
14 at a hearing held in accordance with the provisions of the
15 Administrative Procedure Act (Government Code Sections 11400 et
16 seq.), and that it also waives other rights afforded to it in
17 connection with the hearing such as the right to discovery, the
18 right to present evidence in defense of the allegations in the
19 Accusation and the right to cross-examine witnesses. I further
20 agree on behalf of NEIGHBORHOOD FUNDING INC. that upon acceptance
21 by the Commissioner, as evidenced by an appropriate order, all
22 affidavits and all relevant evidence obtained by the Department
23 in this matter prior to the Commissioner's acceptance, and all
24 allegations contained in the Accusation filed in the Department
25 Case No. H-37823 LA, may be considered by the Department to be
26 true and correct for the purpose of deciding whether or not to
27

1 grant reinstatement of NEIGHBORHOOD FUNDING INC.'s license
2 pursuant to Government Code Section 11522.

3 A copy of the Commissioner's Criteria of Rehabilitation
4 is attached hereto. If and when a petition application is made
5 for reinstatement of a surrendered license, the Real Estate
6 Commissioner will consider as one of the criteria of
7 rehabilitation, whether or not restitution has been made to any
8 person who has suffered monetary losses through "substantially
9 related" acts or omissions of Respondent(s), whether or not such
10 persons are named in the Accusation filed in this case.

11 I declare under penalty of perjury under the laws of
12 the State of California that the above is true and correct and
13 that I am acting freely and voluntarily on behalf of NEIGHBORHOOD
14 FUNDING INC. to surrender its license and all license rights
15 attached thereto.

16 DATE:

12-1-12


NEIGHBORHOOD FUNDING INC.
By Christopher Sang Yeal Lim