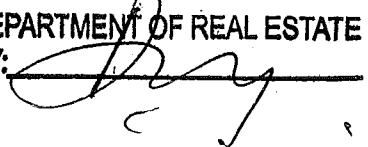


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FILED

FEB 23 2012

DEPARTMENT OF REAL ESTATE
BY: 

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of)	NO. H-37907 LA
)	
LENDERS DEPOT INC. and)	
WALTER S. ROVIRA, individually)	
And as Designated Officer of)	
Lenders Depot Inc.,)	
)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On January 20, 2012, Respondent LENDERS DEPOT INC. in connection with an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Commissioner (Title 10, Chapter 6, Code of Regulations) petitioned the Commissioner to voluntarily surrender its real estate corporation license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent LENDERS DEPOT INC.'s petition for voluntary surrender of its real estate corporation license is accepted as of the effective date of this

1 Order as set forth below, based upon the understanding and
2 agreement expressed in Respondent's Declaration dated January 20,
3 2012 (attached as Exhibit "A" hereto). Respondent's license
4 certificate and pocket card shall be sent to the below listed
5 address so that they reach the Department on or before the
6 effective date of this Order:

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

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

13 IT IS SO ORDERED 2/10/12

14 BARBARA J. BIGBY
15 Acting Real Estate Commissioner

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of)	NO. H- 37907 LA
)	
LENDERS DEPOT INC.,)	
)	
Respondent.)	
)	

DECLARATION

My name is WALTER S. ROVIRA. I am an officer of LENDERS DEPOT INC., licensed real estate corporation broker. I am authorized and empowered to sign this declaration on behalf of LENDERS DEPOT INC.

I am acting on behalf of LENDERS DEPOT INC. in this matter.

I have been informed by the Department of Real Estate that LENDERS DEPOT INC. is the subject of an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Real Estate Commissioner (Title 10, Chapter 6, of the California Code of Regulations) which could result in the filing

1 of an Accusation to revoke or suspend its real estate license;
2 and pursuant to Business and Professions Code Section 10100.2,
3 LENDERS DEPOT INC. wishes to voluntarily surrender its real
4 estate broker license issued by the Department.

5 I understand that LENDERS DEPOT INC. by so voluntarily
6 surrendering its license, can only have it reinstated in
7 accordance with the provisions of Section 11522 of the Government
8 Code and this Declaration.

9 I agree on behalf of LENDERS DEPOT INC. that the filing
10 of this Declaration shall be deemed to be its petition to
11 voluntarily surrender its real estate license and shall also be
12 deemed to be an understanding and agreement by it that upon
13 acceptance by the Commissioner, as evidenced by an appropriate
14 order, all affidavits and all other relevant statements,
15 declarations and evidence obtained during the course of the
16 investigation prior to the Commissioner's acceptance may be
17 considered by the Department to be true and correct for the
18 purpose of deciding whether or not to grant reinstatement of its
19 license pursuant to the provisions of Government Code Section
20 11522. This understanding and agreement is made without
21 admitting or denying the truth or contents of the aforementioned
22 documents.

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I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that I am acting freely and voluntarily on behalf of LENDERS DEPOT INC. to surrender its license and all license rights attached thereto.

*Jan 2012, 12191 Leona St
Stockton, CA*
Date and Place

[Signature]
LENDERS DEPOT INC.
By WALTER S. ROVIRA

*Lenders Depot Inc was dissolved and
its doors closed in Feb 2011.*

*For further information consult with
William (Bill) Lewson in Lodi, Ca.*

Thank you

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FILED

FEB 23 2012

DEPARTMENT OF REAL ESTATE
BY: 

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of)	NO. H- 37907 LA
)	
LENDERS DEPOT INC. and)	
WALTER S. ROVIRA, individually)	
And as Designated Officer of)	
Lenders Depot Inc.,)	
)	
Respondent.)	

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On January 20, 2012, Respondent WALTER S. ROVIRA in connection with an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Commissioner (Title 10, Chapter 6, Code of Regulations) petitioned the Commissioner to voluntarily surrender his real estate broker license pursuant to Section 10100.2 of the Business and Professions Code.

IT IS HEREBY ORDERED that Respondent WALTER S. ROVIRA's petition for voluntary surrender of his real estate broker license is accepted as of the effective date of this Order as set

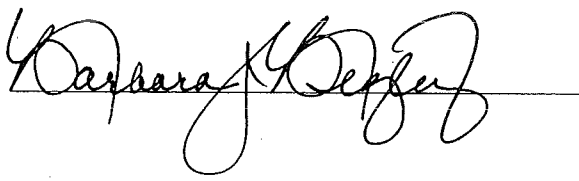
1 forth below, based upon the understanding and agreement expressed
2 in Respondent's Declaration dated January 20, 2012 (attached as
3 Exhibit "A" hereto). Respondent's license certificate and pocket
4 card shall be sent to the below listed address so that they reach
5 the Department on or before the effective date of this Order:

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

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

12 IT IS SO ORDERED 2/10/12

13 BARBARA J. BIGBY
14 Acting Real Estate Commissioner

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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

* * *

In the Matter of)	NO. H- 37907 LA
)	
WALTER S. ROVIRA,)	
)	
Respondent.)	
)	

DECLARATION

My name is WALTER S. ROVIRA. I am a licensed real estate broker. I am representing myself in this matter.

I have been informed by the Department of Real Estate that I am the subject of an investigation of possible violations of the Real Estate Law (Sections 10000 et seq., of the Business and Professions Code) and Regulations of the Real Estate Commissioner (Title 10, Chapter 6, of the California Code of Regulations) which could result in the filing of an Accusation to revoke or suspend my real estate license; and pursuant to Business and Professions Code Section 10100.2, I wish to voluntarily surrender my real estate broker license issued by the


1 Department.

2 I understand that by so voluntarily surrendering my
3 license, I may be relicensed as a broker or salesperson only by
4 petitioning for reinstatement pursuant to Section 11522 of the
5 Government Code.

6 I agree also that the filing of this Declaration shall
7 be deemed to be my petition to voluntarily surrender my real
8 estate license and shall also be deemed to be an understanding
9 and agreement by me that upon acceptance by the Commissioner, as
10 evidenced by an appropriate order, all affidavits and all other
11 relevant statements, declarations and evidence obtained during
12 the course of the investigation prior to the Commissioner's
13 acceptance may be considered by the Department to be true and
14 correct for the purpose of deciding whether or not to grant
15 reinstatement of my license pursuant to the provisions of
16 Government Code Section 11522. This understanding and agreement
17 is made without admitting or denying the truth or contents of the
18 aforementioned documents.

19 I declare under penalty of perjury under the laws of
20 the State of California that the above is true and correct and
21 that I freely and voluntarily surrender my license and all
22 license rights attached thereto.

23 Jan 20, 2012 12101 Leffler St
24 Stevens Ca 91680
Date and Place


WALTER S. ROVIRA