

Handwritten initials/signature

1 Department of Real Estate
320 West Fourth Street, Ste. 350
2 Los Angeles, California 90013

3 (213) 576-6982

FILED

JUN 25 2012

DEPARTMENT OF REAL ESTATE
BY: *[Handwritten Signature]*

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DEPARTMENT OF REAL ESTATE

STATE OF CALIFORNIA

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To:)	No. H-38218 LA
)	
ALFONSO URBINA)	<u>ORDER TO DESIST</u>
Dbu Urbina Resources,)	<u>AND REFRAIN</u>
)	

The Commissioner (Commissioner) of the California Department of Real Estate (Department) caused an investigation to be made of the activities of ALFONSO URBINA ("URBINA"). Based on that investigation, the Commissioner has determined that URBINA has engaged in or is engaging in acts or is attempting to engage in the business of, acting in the capacity of, and/or advertising or assuming to act as a real estate broker in the State of California within the meaning of Business and Professions Code Sections 10131(d) (soliciting, negotiating and performing services for borrowers in connection with loans secured by real property) and 10131.2 (advance fee handling).

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1 2. charging, demanding, claiming, collecting and
2 receiving advance fees, as that term is defined in Section 10026
3 of the Code, for any of the other real estate related services
4 offered to others, unless and until ALFONSO URBINA demonstrates
5 and provides evidence satisfactory to the Commissioner he:

6 (a) has an advance fee agreement which has been
7 submitted to the Department and which is in compliance with
8 Section 10085 of the Code and Section 2970 of the Regulations;

9 (b) has placed all previously collected advance fees
10 into a trust account for that purpose and is in compliance with
11 Section 10146 of the Code; and

12 (c) has provided an accounting to trust fund owner-
13 beneficiaries from who advance fees have previously been
14 collected in compliance with Section 10146 of the Code and
15 Section 2972 of the Regulations.

16
17 DATED: 4/22/2012

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19 REAL ESTATE COMMISSIONER

20 By: 

21 By WAYNE S. BELL
Chief Counsel

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