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3 Los Angeles, California 90013

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FILED

AUG 04 2014

BUREAU OF REAL ESTATE

By 

8 BUREAU OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No.H-39563 LA
)	
12 OAS CORPORATION; and REX)	ORDER TO DESIST
13 SALONGA)	<u>AND REFRAIN</u>
)	(B&P Code Section 10086)
)	
14 _____)	

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16 The Commissioner ("Commissioner") of the California

17 Bureau of Real Estate ("Bureau") caused an investigation to be

18 made of the activities of OAS CORPORATION ("OAS") and REX SALONGA

19 ("SALONGA"), individually, and doing business as OAS Corporation,

20 and has determined that they have each engaged in or are engaging

21 in acts or practices constituting violations of the California

22 Business and Professions Code ("Code") including engaging in the

23 business of, acting in the capacity of, or assuming to act, as

24 real estate brokers in the State of California within the meaning

25 of Section 10131(d) (soliciting borrowers or lenders or

26 negotiating loans) and Section 10131.2 (advance fee handling).

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1 Based on the findings of that investigation, as set forth below,
2 the Commissioner hereby issues the following Findings of Fact and
3 Desist and Refrain Order pursuant to Code Section 10086.

4 FINDINGS OF FACT

5 1. At no time herein mentioned has OAS or SALONGA
6 been licensed by the Bureau in any capacity.

7 2. Whenever acts referred to below are attributed to
8 OAS, those acts are alleged to have been done by OAS and/or
9 SALONGA, acting alone, or by and/or through one or more agents,
10 associates, affiliates, and/or co-conspirators, including but
11 not limited to each of those named herein, and using a
12 fictitious name(s) unknown at this time.

13 3. At the times set forth below, OAS and SALONGA
14 engaged in the business of, acted in the capacity of, or
15 advertised loan modification and/or foreclosure rescue services
16 offering to perform and performing loan modification or
17 negotiation services with respect to loans which were secured by
18 liens on real property for compensation or in expectation of
19 compensation and for fees collected in advance of the
20 transaction, including but not limited to the activities
21 described below.

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23 a. On or about July 19, 2012, Donald L. paid to OAS
24 and SALONGA an initial advance fee of \$1,500. Thereafter, from
25 August 9, 2012, through January 17, 2013, Donald L. paid
26 additional sums totaling \$7,250. The total amount of advance
27 fees paid by Donald L. was \$8,750. The advance fees were

1 collected and paid pursuant to the provisions of an agreement
2 pertaining to loan solicitation, negotiation, and modification
3 services to be provided by SALONGA and OAS with respect to a
4 loan secured by the real property located at 18 Touraine Place,
5 Foothill Ranch, California 92610.

6 CONCLUSIONS OF LAW

7 4. Based on the information contained in Paragraphs
8 2 and 3, above, SALONGA and OAS performed and/or participated in
9 loan solicitation, negotiation and modification activities as
10 well as advance fee handling which require a real estate broker
11 license under the provisions of Code Sections 10131(d) and
12 10131.2 during a period of time when none of them licensed by
13 the Bureau as a real estate broker nor employed as a real estate
14 salesperson by the broker on whose behalf the activities were
15 performed, in violation of Section 10130 of the Code.

16 DESIST AND REFRAIN ORDER

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18 IT IS HEREBY ORDERED THAT OAS CORPORATION and REX
19 SALONGA, whether doing business under their own names, or any
20 other names, or any fictitious name, ARE HEREBY ORDERED to
21 immediately desist and refrain from performing any acts within
22 the State of California for which a real estate broker license
23 is required. In particular each of them is ORDERED TO DESIST
24 AND REFRAIN from:

25 (i) charging, demanding, claiming, collecting and/or
26 receiving advance fees, as that term is defined in Section 10026
27 of the Code, in any form, and under any conditions, with respect

1 to the performance of loan modifications or any other form of
2 mortgage loan forbearance service in connection with loans on
3 residential property containing four or fewer dwelling units
4 (Code Section 10085.6); and

5 (ii) charging, demanding, claiming, collecting and/or
6 receiving advance fees, as that term is defined in Section 10026
7 of the Code, for any other real estate related services offered
8 by them to others.

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10 DATED: July 31, 2014.

11 REAL ESTATE COMMISSIONER

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13 By: JEFFREY MASON
14 Chief Deputy Commissioner

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