



On December 29, 2011, no Notice of Defense having been filed herein within the time prescribed by Section 11506 of the Government Code, Respondents' default was entered herein.

2.

From February 7, 2007, through February 6, 2011, Respondent FINANCIAL FINDERS CORP. ("FFC") was licensed as a real estate corporation. From February 7, 2007, through February 6, 2011, FFC was acting by and through Respondent CARTER as its designated broker-officer pursuant to Business and Professions Code ("Code") Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law.

3.

From August 12, 2009, through the present, Respondent SAVE A HOME SOLUTIONS, INC. ("SAHSI") has been licensed as a real estate corporation. From August 12, 2009, through January 20, 2010, SAHSI was acting by and through Respondent MICHELLE A. CARTER ("CARTER") as its designated broker-officer pursuant to Code Section 10159.2 to be responsible for ensuring compliance with the Real Estate Law.

4.

From September 21, 2006, through the present, Respondent CARTER has been licensed as a real estate broker.

5.

At no time have Ryan Carter or Robin Doby ever been licensed by the Department in any capacity. On or about September 5, 2006, Respondent CARTER formed FFC, a California corporation. Respondent CARTER is the Chief Executive Officer and a director of FFC. Ryan Carter is the Chief Financial Officer and agent for service of process for FFC. Robin Doby is the Secretary for FFC.

6.

On or about February 5, 2008, Ryan Carter formed SAHSI, a California corporation. In 2008, Respondent CARTER served as Secretary for SAHSI. Ryan Carter served as the Secretary for SAHSI.

FIRST CAUSE OF ACCUSATION  
(Suspended Corporate Status)

7.

On June 1, 2010, the California Franchise Tax Board suspended the corporate powers, rights and privileges of Respondent FFC pursuant to the provisions of the California Revenue and Taxation Code. FFC's corporate status remains suspended.

8.

On January 3, 2011, the California Franchise Tax Board suspended the corporate powers, rights and privileges of Respondent SAHSI pursuant to the provisions of the California Revenue and Taxation Code. SAHSI's corporate status remains suspended.

SECOND CAUSE OF ACCUSATION  
(Audits)

9.

At all times mentioned, in the State of California, Respondent FFC engaged in the business of a real estate broker conducting licensed activities within the meaning of Business and Professions Code ("Code") Section 10131.

Audit No. SD 100069  
(FINANCIAL FINDERS CORP.)

10.

On April 13, 2011, the Department completed an audit examination of the books and records of Respondent FFC pertaining to the real estate activities described in Paragraph 9, which require a real estate license. The audit examination covered a period of time beginning on August 12, 2009, to January 20, 2011. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs, and more fully discussed in Audit Report SD 100069 and the exhibits and work papers attached to said Audit Report.

VIOLATIONS OF THE REAL ESTATE LAW

11.

In the course of activities described in Paragraph 9, above, and during the examination period described in Paragraph 10, Respondent FFC, acted in violation of the Code and the Regulations in that it:

(a) In five (5) of seven (7) transaction files examined, FFC presented offers to sellers of real property representing that FFC held the Earnest Money Deposits ("EMDs") when it did not in fact have possession of the EMDs, which had been delivered directly to escrow by the buyers in connection with the sales activity, in violation of Code Section 10176(a).

(b) FFC continued to engage in activities requiring a real estate license after its license had expired on February 6, 2011, including, but not limited to, a transaction involving buyer Jose Castro and real property located in Corona, California, in violation of Code Section 10130.

(c) FFC engaged in activities requiring a real estate license while its corporate status was not in good standing with the Office of the Secretary of State, in violation of Regulation 2742, subdivision (c), Title 10, Chapter 6, California Code of Regulations ("Regulations").

12.

At all times mentioned, in the State of California, Respondent SAHSI engaged in the business of a real estate broker conducting licensed activities within the meaning of Code Section 10131.

Audit No. SD 100070  
(SAVE A HOME SOLUTIONS, INC.)

13.

On April 13, 2011, the Department completed an audit examination of the books and records of Respondent SAHSI pertaining to the real estate activities described in Paragraph 12, which require a real estate license. The audit examination covered a period of time beginning on August 12, 2009 to January 20, 2011. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs,

and more fully discussed in Audit Report SD 100070 and the exhibits and work papers attached to said Audit Report.

VIOLATIONS OF THE REAL ESTATE LAW

14.

In the course of activities described in Paragraph 12, above, and during the examination period described in Paragraph 13, Respondent SAHSI, acted in violation of the Code and the Regulations in that:

(a) SASHI solicited and offered to perform loan modification and negotiation services in connection with loans secured by liens on real property prior to obtaining a real estate license. SAHSI charged and collected advance fees for loan modification and negotiation services for borrowers, including, but not limited to, Santiago Ugalde and Jose and Amy Manzano, in violation of Code Section 10130.

(b) SAHSI failed to retain all bank statements and accounting records related to SAHSI's loan modification and negotiation activities including, but not limited to, the transaction involving borrowers Jose and Amy Manzano, in violation of Code Section 10148.

FAILURE TO SUPERVISE  
(CARTER)

15.

Respondent CARTER's failure to supervise the activities of Respondents FFC and SAHSI to ensure compliance with the Real Estate Law, is in violation of Code Section 10159.2 and Regulation 2725 and constitutes grounds to suspend or revoke Respondent CARTER's license and license rights pursuant to Code Sections 10177(h), 10177(d) and 10177(g).

DETERMINATION OF ISSUES

1.

The suspension of Respondents FFC and SAHSI's corporate status as described in Paragraphs 7 and 8 above, is in violation of Section 2742, subdivision (c) of the Regulations and constitutes grounds to suspend or revoke Respondents FFC and

SAHSI's corporate real estate broker licenses pursuant to Code Sections 10177(d) and 10177(g).

2.

The conduct of Respondent FFC, described in Paragraphs 9 through 11, above, violated the Code and the Regulations as set forth below:

<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
11(a)	Code Section <u>10176(a)</u>
11(b)	Code Section <u>10130</u>
11(c)	Regulation <u>2742(c)</u>

The overall conduct of Respondent FFC constitutes a grounds for disciplinary action against Respondent FFC pursuant to violation of Code Sections 10176(a) and 10130 and Regulation 2742(c), and is cause for disciplinary action pursuant to Code Sections 10176(a) and 10177(d).

3.

The conduct of Respondent SAHSI, described in Paragraphs 12 through 14, above, violated the Code and the Regulations as set forth below:

<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
14(a)	Code Section <u>10130</u>
14(b)	Code Section <u>10148</u>

The overall conduct of Respondent SAHSI constitutes a grounds for disciplinary action against Respondent SAHSI pursuant to violation of Code Sections 10130 and 10148, and is cause for disciplinary actions pursuant to Code Sections 10177(d) and 10177(g).

4.

Respondent CARTER's failure to supervise the activities of Respondents FFC and SAHSI to ensure compliance with the Real Estate Law, is in violation of Code Section 10159.2 and Regulation 2725 and constitutes grounds to suspend or revoke Respondent CARTER's license and license rights pursuant to Code Sections 10177(h), 10177(d) and 10177(g).

5.

The standard of proof applied was clear and convincing proof to a reasonable certainty.

ORDER

The licenses and license rights of Respondents FINANCIAL FINDERS CORP., SAVE A HOME SOLUTIONS, INC., and MICHELLE A. CARTER, individually and as former designated officer of Financial Finders Corp. and Save A Home Solutions, Inc., under the provisions of Part I of Division 4 of the Business and Professions Code are revoked.

This Decision shall become effective at 12 o'clock noon February 13, 2012.

DATED: \_\_\_\_\_

1/13/12

BARBARA J. BIGBY  
Acting Real Estate Commissioner

  
\_\_\_\_\_





1 Commissioner of the State of California, makes this Accusation  
2 in his official capacity.

3  
4 2.

5 From February 7, 2007, through February 6, 2011,  
6 Respondent FFC was licensed as a real estate corporation. From  
7 February 7, 2007, through February 6, 2011, FFC was acting by  
8 and through Respondent CARTER as its designated broker-officer  
9 pursuant to Business and Professions Code ("Code") Section  
10 10159.2 to be responsible for ensuring compliance with the Real  
11 Estate Law.

12 3.

13 From August 12, 2009, through the present, Respondent  
14 SAHSI has been licensed as a real estate corporation. From  
15 August 12, 2009, through January 20, 2010, SAHSI was acting by  
16 and through Respondent CARTER as its designated broker-officer  
17 pursuant to Code Section 10159.2 to be responsible for ensuring  
18 compliance with the Real Estate Law.

19 4.

20 From September 21, 2006, through the present,  
21 Respondent CARTER has been licensed as a real estate broker.

22 5.

23 At no time have Ryan Carter or Robin Doby ever been  
24 licensed by the Department in any capacity. On or about  
25 September 5, 2006, Respondent CARTER formed FFC, a California  
26 corporation. Respondent CARTER is the Chief Executive Officer  
and a director of FCC. Ryan Carter is the Chief Financial

1 Officer and agent for service of process for FCC. Robin Doby is  
2 the Secretary for FCC.

3  
4 6.

5 On or about February 5, 2008, Ryan Carter formed  
6 SAHSI, a California corporation. In 2008, Respondent CARTER  
7 served as Secretary for SAHSI. Ryan Carter served as the  
8 Secretary for SAHSI.

9 FIRST CAUSE OF ACCUSATION  
10 (Suspended Corporate Status)

11 7.

12 On June 1, 2010, the California Franchise Tax Board  
13 suspended the corporate powers, rights and privileges of  
14 Respondent FCC pursuant to the provisions of the California  
15 Revenue and Taxation Code. FCC's corporate status remains  
16 suspended.

17 8.

18 On January 3, 2011, the California Franchise Tax Board  
19 suspended the corporate powers, rights and privileges of  
20 Respondent SAHSI pursuant to the provisions of the California  
21 Revenue and Taxation Code. SAHSI's corporate status remains  
22 suspended.

23 9.

24 The suspension of Respondents FCC and SAHSI's  
25 corporate status is in violation of Section 2742, subdivision  
26 (c) of the Regulations, Title 10, Chapter 6, California Code of  
Regulations ("Regulations") and constitutes grounds to suspend

1 or revoke Respondents FCC and SAHSI's corporate real estate  
2 broker licenses pursuant to Code Sections 10177(d) and/or  
3 10177(g).

4 10.

5 Respondent CARTER's failure to supervise the  
6 activities of Respondents FCC and SAHSI to ensure compliance  
7 with the Real Estate Law, is in violation of Code Section  
8 10159.2 and Regulation 2725 and constitutes grounds to suspend  
9 or revoke Respondent CARTER's license and license rights  
10 pursuant to Code Sections 10177(h), 10177(d) or 10177(g).

11  
12 SECOND CAUSE OF ACCUSATION  
13 (Audits)

14 11.

15 There is hereby incorporated in this Second, separate  
16 Cause of Accusation, all of the allegations contained in  
17 Paragraphs 1 through 10 above, with the same force and effect as  
18 if herein fully set forth.

19 12.

20 At all times mentioned, in the State of California,  
21 Respondent FCC engaged in the business of a real estate broker  
22 conducting licensed activities within the meaning of Code  
23 Section 10131.

24 Audit No. SD 100069  
25 (FINANCIAL FINDERS CORP.)

26 13.

On April 13, 2011, the Department completed an audit  
examination of the books and records of Respondent FCC

1 pertaining to the real estate activities described in Paragraph  
2 12, which require a real estate license. The audit examination  
3 covered a period of time beginning on August 12, 2009, to  
4 January 20, 2011. The audit examination revealed violations of  
5 the Code and the Regulations as set forth in the following  
6 paragraphs, and more fully discussed in Audit Report SD 100069  
7 and the exhibits and work papers attached to said Audit Report.  
8

9 VIOLATIONS OF THE REAL ESTATE LAW

10 14.

11 In the course of activities described in Paragraph 12,  
12 above, and during the examination period described in Paragraph  
13 13, Respondent FCC, acted in violation of the Code and the  
14 Regulations in that it:

15 (a) In five (5) of seven (7) transaction files  
16 examined, FCC presented offers to sellers of real property  
17 representing that FCC held the Earnest Money Deposits ("EMDs")  
18 when it did not in fact have possession of the EMDs, which had  
19 been delivered directly to escrow by the buyers in connection  
20 with the sales activity, in violation of Code Section 10176(a).

21 (b) FCC continued to engage in activities requiring a  
22 real estate license after its license had expired on February 6,  
23 2011, including, but not limited to, a transaction involving  
24 buyer Jose Castro and real property located in Corona,  
25 California, in violation of Code Section 10130.

26 (c) FCC engaged in activities requiring a real estate  
license while its corporate status was not in good standing with

1 the Office of the Secretary of State, in violation of Regulation  
2 2742, subdivision (c).

3 15.

4 The conduct of Respondent FCC, described in Paragraph  
5 14, above, violated the Code and the Regulations as set forth  
6 below:

<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
8 14(a)	Code Section 10176(a)
9 14(b)	Code Section 10130
10 14(c)	Regulation 2742(c)

11 16.

12 At all times mentioned, in the State of California,  
13 Respondent SAHSI engaged in the business of a real estate broker  
14 conducting licensed activities within the meaning of Code  
15 Section 10131.

16 Audit No. SD 100070  
(SAVE A HOME SOLUTIONS, INC.)

17 17.

18 On April 13, 2011, the Department completed an audit  
19 examination of the books and records of Respondent SAHSI  
20 pertaining to the real estate activities described in Paragraph  
21 16, which require a real estate license. The audit examination  
22 covered a period of time beginning on August 12, 2009 to January  
23 20, 2011. The audit examination revealed violations of the Code  
24 and the Regulations as set forth in the following paragraphs,  
25 and more fully discussed in Audit Report SD 100070 and the  
26 exhibits and work papers attached to said Audit Report.

1  
2  
3 VIOLATIONS OF THE REAL ESTATE LAW

4 18.

5 In the course of activities described in Paragraph 16,  
6 above, and during the examination period described in Paragraph  
7 17, Respondent SAHSI, acted in violation of the Code and the  
8 Regulations in that:

9 (a) SASHI solicited and offered to perform loan  
10 modification and negotiation services in connection with loans  
11 secured by liens on real property prior to obtaining a real  
12 estate license. SAHSI charged and collected advance fees for  
13 loan modification and negotiation services for borrowers,  
14 including, but not limited to, Santiago Ugalde and Jose and Amy  
15 Manzano, in violation of Code Section 10130.

16 (b) SAHSI failed to retain all bank statements and  
17 accounting records related to SAHSI's loan modification and  
18 negotiation activities including, but not limited to, the  
19 transaction involving borrowers Jose and Amy Manzano, in  
20 violation of Code Section 10148.

21 19.

22 The conduct of Respondent SAHSI, described in  
23 Paragraph 18, above, violated the Code and the Regulations as  
24 set forth below:

<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
25 18(a)	Code Section 10130
26 18(b)	Code Section 10148

1  
2 FAILURE TO SUPERVISE  
3 (CARTER)

4 20.

5 Respondent CARTER's failure to supervise the  
6 activities of Respondents FCC and SAHSI to ensure compliance  
7 with the Real Estate Law, is in violation of Code Section  
8 10159.2 and Regulation 2725 and constitutes grounds to suspend  
9 or revoke Respondent CARTER's license and license rights  
10 pursuant to Code Sections 10177(h), 10177(d) or 10177(g).

11 WHEREFORE, Complainant prays that a hearing be  
12 conducted on the allegations of this Accusation and that upon  
13 proof thereof, a decision be rendered imposing disciplinary  
14 action against all licenses and/or license rights of Respondents  
15 FINANCIAL FINDERS CORP. ("FFC"), SAVE A HOME SOLUTIONS, INC.  
16 ("SAHSI") and MICHELLE A. CARTER ("CARTER"), individually and as  
17 former designated officer of FINANCIAL FINDERS CORP. and SAVE A  
18 HOME SOLUTIONS, INC. under the Real Estate Law (Part 1 of  
19 Division 4 of the California Business and Professions Code) and  
20 for such other and further relief as may be proper under other  
21 applicable provisions of law.

22 Dated at San Diego, California.

23 this 9 day of August, 2011.

24  
25   
26 \_\_\_\_\_  
JOSEPH AIU  
Deputy Real Estate Commissioner

1 cc: Financial Finders Corp.  
2 Save A Home Solutions, Inc.  
3 Michelle A. Carter  
4 Joseph Aiu  
5 Zacky Wanis-LA Audits  
6 Sacto

5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25  
26