

1 DEPARTMENT OF REAL ESTATE  
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FILED

OCT 11 2010

DEPARTMENT OF REAL ESTATE



8 STATE OF CALIFORNIA

9 DEPARTMENT OF REAL ESTATE

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11 To: )  
12 )  
13 TURBO MORTGAGE MODIFICATION, )  
and ASHIK AZEEZ )

NO. H-5487 SAC

ORDER TO DESIST AND REFRAIN  
(B&P Code Section 10086)

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15 The Commissioner (hereinafter "Commissioner") of the California Department  
16 of Real Estate (hereinafter "Department") caused an investigation to be made of the activities of  
17 TURBO MORTGAGE MODIFICATION (hereinafter "TMM"), and ASHIK AZEEZ  
18 (hereinafter "AZEEZ"). Based on that investigation, the Commissioner has determined that  
19 TMM, and AZEEZ have engaged in, are engaging in, or are attempting to engage in, acts or  
20 practices constituting violations of the California Business and Professions Code (hereinafter  
21 "the Code") and/or Title 10, Chapter 6, California Code of Regulations (hereinafter "the  
22 Regulations"), including the business of, acting in the capacity of, and/or advertising or  
23 assuming to act as, a real estate broker in the State of California within the meaning of Sections  
24 10131(d) (performing services for borrowers and/or lenders in connection with loans secured by  
25 real property) of the Code. Furthermore, based on the investigation, the Commissioner hereby  
26 issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order under  
27 the authority of Section 10086 of the Code.



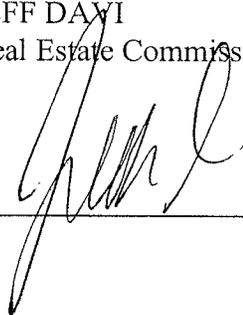
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DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, TMM and AZEEZ, whether doing business under your own name, or any other name or fictitious name, ARE HEREBY ORDERED to immediately desist and refrain from performing any acts within the State of California for which a real estate broker license is required. In particular, you are ordered to desist and refrain from soliciting borrowers and/or performing services for borrowers or lenders in connection with loans secured directly or collaterally by one or more liens on real property, unless and until you obtain a real estate broker license issued by the Department.

DATED: 10-11-2010

JEFF DAXI  
Real Estate Commissioner

By 

**Notice:** Business and Professions Code Section 10139 provides that “Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a 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).”