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FILED
JAN 27 2011
DEPARTMENT OF REAL ESTATE

By CR

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 To:) No. H-37042 LA
12)
13 GLEN QUILTER;) ORDER TO DESIST
14 JACQUES RICHMOND;) AND REFRAIN
15 JACQUES RICHMOND CO.;)
16 and GLOBE ESTATE MORTGAGES.) (B&P Code Section 10086)

17 The Commissioner ("Commissioner") of the California Department of Real Estate
18 ("Department") caused an investigation to be made of the activities of GLEN QUILTER,
19 JACQUES RICHMOND, JACQUES RICHMOND CO. and GLOBE ESTATE MORTGAGES,
20 aka Globe Estates Mortgage and Globe Estate Mtg. Based on that investigation the
21 Commissioner has determined that GLEN QUILTER, JACQUES RICHMOND, JACQUES
22 RICHMOND CO. and GLOBE ESTATE MORTGAGES have engaged in or are engaging in
23 acts or are attempting to engage in the business of, acting in the capacity of, and/or advertising or
24 assuming to act as real estate brokers in the State of California within the meaning of Business
25 and Professions Code Sections 10131(d) (soliciting, negotiating and performing services for
26 borrowers in connection with loans secured by real property) and 10131.2 (advance fee
27 handling).

1 In addition, based on that investigation, the Commissioner has determined that
2 GLEN QUILTER, JACQUES RICHMOND, JACQUES RICHMOND CO. and GLOBE
3 ESTATE MORTGAGES have engaged in or are engaging in acts or are attempting to engage
4 practices constituting violations of the California Business and Professions Code (“Code”)
5 and/or Title 10, California Code of Regulations (“Regulations”). Based on the findings of that
6 investigation, set forth below, the Commissioner hereby issues the following Findings of Fact,
7 Conclusions of Law, and Desist and Refrain Order under the authority of Section 10086 of the
8 Code.

9 FINDINGS OF FACT

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11 1. JACQUES RICHMOND is presently licensed and/or has license rights under
12 the Real Estate Law, Part 1 of Division 4 of the Code, as a real estate broker with no fictitious
13 names or branch offices.

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15 2. GLENN QUILTER, JACQUES RICHMOND CO. and GLOBE ESTATE
16 MORTGAGES are not now, and have never been, licensed by the Department in any capacity.

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18 3. At the time set forth below GLEN QUILTER and JACQUES RICHMOND,
19 while doing business as JACQUES RICHMOND CO. and GLOBE ESTATE MORTGAGES
20 solicited borrowers and negotiated to do one or more of the following acts for another or others,
21 for or in expectation of compensation: engaged in the business of, acted in the capacity of, or
22 advertised a loan modification and negotiation service and advance fee brokerage, solicited,
23 offered to negotiate or perform loan modification services with respect to loans which were
24 secured by liens on real property for compensation or in expectation of compensation and for
25 fees collected in advance of the transaction.

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27 4. In or about March of 2009, GLENN QUILTER solicited GLOBE ESTATE
MORTGAGES’ loan modification and negotiation services to borrower Veronica G.

5. As a representative or agent of GLOBE ESTATE MORTGAGES, GLENN

1 QUILTER entered into an agreement with Veronica G. for loan modification and negotiation
2 services in connection with real property located in the city of Compton, California.

3 6. GLENN QUILTER demanded and received an advance fee of \$2,500 from
4 Veronica G. for the activities described in Paragraph 5, above.

5 7. In or around June of 2009, GLENN QUILTER solicited prospective
6 purchaser Sergio A. on behalf of JACQUES RICHMOND CO. and offered to negotiate the
7 purchase or sale of real property located in the city of Pacoima, California.

8 8. GLENN QUILTER, while acting as an agent or representative of JACQUES
9 RICHMOND CO., charged and collected \$4,000 from Sergio A. pursuant to the provisions of
10 an agreement for the services described in Paragraph 7 above.

11 9. JACQUES RICHMOND failed to submit a written agreement or any written
12 solicitation for the services described in Paragraphs 5 or 7 above, to the Commissioner ten days
13 before using it, in violation of Code Section 10085 and Regulation 2970.

14 CONCLUSIONS OF LAW

15 10. Based on the information contained in Paragraphs 1 through 9, above,
16 GLENN QUILTER, JACQUES RICHMOND CO. and GLOBE ESTATE MORTGAGES,
17 violated Section 10130 of the Code by engaging in the activities without first obtaining a broker
18 license from the Department.

19 11. Based on the information contained in Paragraphs 1 through 9, above,
20 JACQUES RICHMOND, while doing business as JACQUES RICHMOND CO. and GLOBE
21 ESTATE MORTGAGES, violated Section 10159.5 of the Code and Regulation 2731 by failing
22 to apply for and obtain a license bearing the fictitious business name of JACQUES RICHMOND
23 CO. or GLOBE ESTATE MORTGAGES.

24 12. Based on the information contained in Paragraphs 1 through 9, above,
25 JACQUES RICHMOND, while doing business as JACQUES RICHMOND CO. and GLOBE
26 ESTATE MORTGAGES, violated Section 10085 of the Code and Regulation 2970, by not
27 having an approved advance fee agreement on file with the Department.

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13. Based on the information contained in Paragraphs 1 through 9, above, JACQUES RICHMOND, violated Code Section 10137 of the Code by employing and/or compensating individuals who were not licensed as a real estate salesperson or as a broker to perform activities requiring a real estate license.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that:

(A) JACQUES RICHMOND, immediately desist and refrain from:
employing and/or compensating individuals who are not licensed as a real estate salesperson or as a broker to perform activities requiring a real estate license.

(B) GLENN QUILTER, JACQUES RICHMOND CO. and GLOBE ESTATE MORTGAGES, immediately desist and refrain from:
performing any acts within the State of California for which a real estate broker license is required, unless you are so licensed.

IT IS FURTHER ORDERED THAT JACQUES RICHMOND immediately desist and refrain from:

- 1. charging, demanding, claiming, collecting and/or receiving advance fees, as that term is defined in Section 10026 of the Code, in any form, and under any conditions, with respect to the performance of loan modifications or any other form of mortgage loan forbearance service in connection with loans on residential property containing four or fewer dwelling units (Code Section 10085.6); and