

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: *[Signature]*

8 DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To: ) No. H-38218 LA  
12 ) )  
13 ALFONSO URBINA ) )  
Db a Urbina Resources, ) )  
14 ) )

15 The Commissioner (Commissioner) of the California  
16 Department of Real Estate (Department) caused an investigation to  
17 be made of the activities of ALFONSO URBINA ("URBINA"). Based on  
18 that investigation, the Commissioner has determined that URBINA  
19 has engaged in or is engaging in acts or is attempting to engage  
20 in the business of, acting in the capacity of, and/or advertising  
21 or assuming to act as a real estate broker in the State of  
22 California within the meaning of Business and Professions Code  
23 Sections 10131(d) (soliciting, negotiating and performing  
24 services for borrowers in connection with loans secured by real  
25 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

18 REAL ESTATE COMMISSIONER

19  
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)."