

FILED

DEC - 6 2012

1 Department of Real Estate
320 West Fourth Street, Ste. 350
2 Los Angeles, California 90013

3 (213) 576-6982

DEPARTMENT OF REAL ESTATE

BY: *R. Heberholt*

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DEPARTMENT OF REAL ESTATE

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STATE OF CALIFORNIA

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To:

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No. H-38595 LA

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ORDER TO DESIST

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LEVON KOSOYAN,

)

AND REFRAIN

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The Commissioner (Commissioner) of the California

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Department of Real Estate (Department) caused an investigation to

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be made of the activities of LEVON KOSOYAN ("KOSOYAN"). Based on

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that investigation, the Commissioner has determined that KOSOYON

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has engaged in or is engaging in acts or is attempting to engage

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in the business of, acting in the capacity of, and/or advertising

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or assuming to act as a real estate broker in the State of

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California within the meaning of Business and Professions Code

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Sections 10131(d) (soliciting, negotiating and performing

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services for borrowers in connection with loans secured by real

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property) and 10131.2 (advance fee handling).

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1 4. KOSOYON demanded and received a total advance fee
2 of \$6,000 from Lerma B. for the activities described above.

3 CONCLUSIONS OF LAW

4 5. Based on the information contained in Paragraphs 1
5 through 4, above, KOSOYON violated Section 10085 of the Code and
6 Regulation 2970, by not having an approved advance fee agreement
7 on file with the Department.

8 6. Based on the information contained in Paragraphs 1
9 through 4, above, KOSOYON violated Section 10130 of the Code by
10 engaging in the activities without first obtaining a broker
11 license from the Department.

12 DESIST AND REFRAIN ORDER

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

15 (A) LEVON KOSOYON immediately desist and refrain from:
16 performing any acts within the State of California for which a
17 real estate broker license is required, unless you are so
18 licensed.

19 IT IS FURTHER ORDERED THAT LEVON KOSOYON immediately
20 desist and refrain from:

21 1. charging, demanding, claiming, collecting
22 and receiving advance fees, as that term is defined in Section
23 10026 of the Code, in any form, and under any conditions, with
24 respect to the performance of loan modifications or any other
25 form of mortgage loan forbearance service in connection with
26 loans on residential property containing four or fewer dwelling
27 units (Code Section 10085.6).

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 LEVON KOSOYON 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.

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17 DATED: 10/12/2012.

18 REAL ESTATE COMMISSIONER

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21 By WAYNE S. BELL
22 Chief Counsel

1 **Notice:** Business and Professions Code Section 10139 provides
2 that "Any person acting as a real estate broker or real estate
3 salesperson without a license or who advertises using the words
4 indicating that he or she is a real estate broker without being
5 so licensed shall be guilty of a public offense punishable by a
6 fine not exceeding twenty thousand dollars (\$20,000), or by
7 imprisonment in the county jail for a term not to exceed six
8 months, or by both fine and imprisonment; or if a corporation,
9 be punished by a fine not exceeding sixty thousand dollars
10 (\$60,000)."
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19 cc: Levon Kosoyan
20 20251 Ventura Blvd.
21 Woodland Hills, CA 91364

22 JRP:PH
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