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FILED
JUL 10 2012

DEPARTMENT OF REAL ESTATE
By R. MAJ

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * *

11 To:)
12) NO. H-4379 SD
13) ORDER TO DESIST AND REFRAIN
14) (B & P Code Section 10086)

15 The Commissioner ("the Commissioner") of the California Department of Real
16 Estate ("the Department") caused an investigation to be made of the activities of PETER
17 ALEXANDER JOHN ("Respondent"). Based on that investigation, the Commissioner has
18 determined that Respondent has engaged in, is engaging in, or is attempting to engage in, acts or
19 practices constituting violations of the California Business and Professions Code ("Code") and/or
20 Title 10, Chapter 6, California Code of Regulations ("Regulations"), including acting in the
21 capacity of, advertising or assuming to act as a real estate broker or salesperson in the State of
22 California within the meaning of Sections 10130 (license requirement to act as broker or
23 salesperson) of the Code. Furthermore, based on the investigation, the Commissioner hereby
24 issues the following Findings of Fact, Conclusions of Law and Desist and Refrain Order under
25 the authority of Section 10086 of the Code.

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1 FINDINGS OF FACT

2 1. Respondent was licensed by the Department as a real estate salesperson
3 until July 11, 2009, when his license expired.

4 2. During or about August, 2009, Respondent, while in the employ of and on
5 behalf of Equity Lending and Alexander Ramon Lozano ("Lozano"), entered into an agreement
6 with Robert C. to provide mortgage loan refinancing services for Robert C.'s real property
7 located at 3117 Courser Avenue, San Diego, California. Respondent informed Robert C. that
8 Respondent's only compensation for the transaction would be one point on the loan. According
9 to the first Good Faith Estimate received by Robert C., there was no yield spread premium
10 included as part of the transaction. However, subsequent Good Faith Estimates indicated a yield
11 spread premium was payable to Equity Lending. Respondent assured Robert C. that the yield
12 spread premium language in the transaction documents was a mistake and the lender's quality
13 control department would catch and remove it prior to closing. Respondent also promised
14 Robert C. that if a yield spread premium was paid as part of the transaction, Respondent would
15 refund those fees to Robert C. After the transaction closed, Robert C. discovered that a yield
16 spread premium had been paid to Equity Lending as part of the transaction.

17 3. On or about September 23, 2009, the Courser Avenue refinancing
18 transaction closed. At that time, Lozano received a \$4,170 origination fee and a \$2,085 yield
19 spread premium from the lender (total of \$6,255).

20 4. On or about September 30, 2009, Lozano paid \$5,629.50 of the \$6,255 he
21 received from the lender for the Courser Avenue refinancing transaction to Respondent for his
22 services related to that transaction.

23 5. Neither Respondent nor Lozano has repaid the yield premium payment to
24 Robert C.

25 CONCLUSIONS OF LAW

26 6. The acts and/or omissions of Respondent, as set forth in Paragraphs 1
27 though 5, above, violated Section 10130 of the Code.

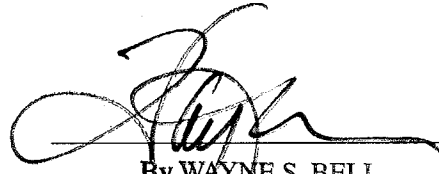
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DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, PETER ALEXANDER JOHN, whether doing business under your own name, or any other name or fictitious name, or by and/or through any related entity, IS HEREBY ORDERED to immediately desist and refrain from performing any and all acts within the State of California for which a real estate license is required unless and until you are properly licensed by the Department to do so.

DATED: July 13, 2012

REAL ESTATE COMMISSIONER



By WAYNE S. BELL
Chief Counsel

-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)...."

cc: PETER ALEXANDER JOHN
1302 8th Avenue
San Diego, CA 92101

ATTY JWB/km