

1 DEPARTMENT OF REAL ESTATE  
2 P. O. Box 187007  
3 Sacramento, CA 95818-7007

4 Telephone: (916) 227-0791

FILED

MAR - 4 2009

DEPARTMENT OF REAL ESTATE

By R. Henry

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 TO: )  
12 )  
13 TOM PONGRU aka )  
14 TOM PONGRUJAPORN and )  
QUICKLOAN2U.NET )

NO. H-10619 SF

ORDER TO  
DESIST AND REFRAIN

15  
16 The Real Estate Commissioner of the State of California (hereinafter  
17 "Commissioner") has caused an investigation to be made of your activities, and based upon the  
18 findings herein below set forth, is of the opinion that you, TOM PONGRU and you,  
19 QUICKLOAN2U.NET have violated Section 10130 of the California Business and Professions  
20 Code (hereinafter the "Code") by engaging in the business of or acting as a real estate  
21 salesperson or broker, within the meaning of Sections 10085.5, 10130 and 10131(d) of the Code  
22 without first having obtained a real estate license from the California Department of Real Estate  
23 (hereinafter the "Department").

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25 At no time herein mentioned were you, TOM PONGRU dba  
26 QUICKLOAN2U.NET, licensed by the Department as a real estate broker or salesperson, as  
27 appropriate.

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On or about May 3, 2007, you, TOM PONGRU dba QUICKLOAN2U.NET entered into a Commercial Fee Agreement (hereinafter the "Agreement") with Ralph and Cynthia Kiehl (hereinafter the "Kiehls") to obtain a loan on the real property located at 13986 Mataliza Ct., Phelan on their behalf and charged or collected an advanced fee of \$1,000 pursuant to the Agreement.

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During the period beginning in or about May 2007 and continuing, you, TOM PONGRU dba QUICKLOAN2U.NET, among other things, solicited and/or performed services for borrowers, including but not limited to, the Kiehls, in connection with loans secured directly or collaterally by liens on real property or on a business opportunity, for or in expectation of a compensation and claimed, demanded, charged, received, collected or contracted for an advanced fee for such services.

4

The acts you, TOM PONGRU dba QUICKLOAN2U.NET performed, for or in expectation of compensation, described in Paragraphs 2 and 3 above, as well as, the claiming, demanding, charging, receiving, collecting or contracting for the collection of advance fees, are acts requiring a real estate salesperson or broker license under the provisions of Sections 10130 and 10131(d) of the Code and Section 10085.5 of the Code, respectively.

5

You, TOM PONGRU dba QUICKLOAN2U.NET, violated Sections 10085.5 and 10130 of the Code by engaging in the activities described above in Paragraphs 2 and 3 without first obtaining a real estate salesperson or broker license from the Department.

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1 NOW THEREFORE, YOU, TOM PONGRU DBA QUICKLOAN2U.NET, ARE  
2 HEREBY ORDERED TO DESIST AND REFRAIN from performing any and all acts for which  
3 a real estate license is required until such time as you obtain the required license from the  
4 Department.

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6 DATED: 3/3, 2009

8 JEFF DAVI  
9 Real Estate Commissioner

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ATTY/DBS 23

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