

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: *K. McDevitt*

8 DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 * * * * *

11 To:)	No. H-38596 LA
)	
12 MARGARET VOSCANIAN,)	<u>ORDER TO DESIST</u>
)	
)	<u>AND REFRAIN</u>
)	

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

7 (a) has an advance fee agreement which has been
8 submitted to the Department and which is in compliance with
9 Section 10085 of the Code and Section 2970 of the Regulations;

10 (b) has placed all previously collected advance fees
11 into a trust account for that purpose and is in compliance with
12 Section 10146 of the Code; and

13 (c) has provided an accounting to trust fund owner-
14 beneficiaries from who advance fees have previously been
15 collected in compliance with Section 10146 of the Code and
16 Section 2972 of the Regulations.

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18 DATED: Oct. 16, 2012.

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20 REAL ESTATE COMMISSIONER

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22 By WAYNE S. BELL
23 Chief Counsel

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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 the 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:

JRP:PH