

1 DEPARTMENT OF REAL ESTATE
2 P. O. Box 187007
3 Sacramento, CA 95818-7007
4 Telephone: (916) 227-0791

FILED

MAR 27 2009

DEPARTMENT OF REAL ESTATE

By K. Contreras

8 BEFORE THE DEPARTMENT OF REAL ESTATE
9 STATE OF CALIFORNIA

10 TO:) NO. H- 10632 SF
11 FINANCIAL ALLIANCE GROUP, and)
12 LESLIE BRADFORD.) ORDER TO DESIST AND REFRAIN
) (B&P Code Section 10085.5)

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

20 1

21 At no time herein mentioned were you, FINANCIAL ALLIANCE GROUP, and
22 you, LESLIE BRADFORD, licensed by the Department as a real estate broker or salesperson, as
23 appropriate.

24 2

25 At all times herein mentioned you, FINANCIAL ALLIANCE GROUP, and you,
26 LESLIE BRADFORD, were compensated for performing acts in furtherance of the activities
27 discussed in Paragraph 3 below.

1 3

2 During the period from about November 2007 and continuing, you, FINANCIAL
3 ALLIANCE GROUP, and you, LESLIE BRADFORD, among other things, solicited and/or
4 performed services for borrowers in connection with loans secured directly or collaterally by
5 liens on real property or on a business opportunity, for or in expectation of compensation.

6 4

7 The acts you, FINANCIAL ALLIANCE GROUP, and you, LESLIE
8 BRADFORD, performed, for or in expectation of compensation, described in Paragraph 3 above,
9 are acts requiring a real estate salesperson or broker license under the provisions of Sections
10 10130 and 10131(a) of the Code and Section 10085.5 of the Code, respectively.

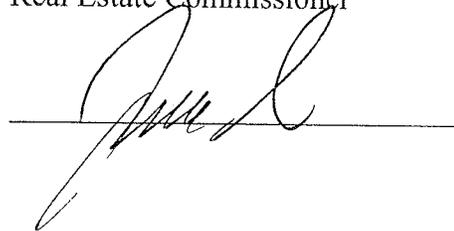
11 5

12 You, FINANCIAL ALLIANCE GROUP, and you, LESLIE BRADFORD,
13 violated Section 10085.5 and 10130 of the Code by engaging in the activities described above in
14 Paragraph 3 without first obtaining a real estate salesperson or broker license from the Department.

15 NOW THEREFORE, YOU, FINANCIAL ALLIANCE GROUP, AND YOU,
16 LESLIE BRADFORD, ARE HEREBY ORDERED TO DESIST AND REFRAIN from
17 performing any and all acts for which a real estate license is required until such time as you obtain
18 the required license from the Department.

19 DATED: 3/9, 2009

JEFF DAVI
Real Estate Commissioner



22 cc: FINANCIAL ALLIANCE GROUP
23 LESLIE BRADFORD
24 273 Pharmacy Avenue, Apartment 701
Toronto, Ontario Canada ON M1L 3E9

25 FINANCIAL ALLIANCE GROUP
26 LESLIE BRADFORD
27 315 Mystery Lake Road
Thompson, MB Canada R8N 0M2

TY DEK/kc