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**FILED**

MAR 12 2012

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation of )  
)  
ELR CAPITAL INC.; and ANTHONY )  
AFSHIN KHANDAN, individually )  
and as designated officer of )  
ELR Capital Inc.,; )  
)  
Respondents. )  
)  
)  
)

H-37276 LA

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On May 13, 2011, an Accusation was filed in this matter against Respondent  
ELR CAPITAL INC.

On January 31, 2012, Respondent petitioned the Commissioner to voluntarily  
surrender its real estate broker license rights pursuant to Section 10100.2 of the Business and  
Professions Code.

1 IT IS HEREBY ORDERED that ELR CAPITAL INC.'s petition for voluntary  
2 surrender of its real estate broker license and/or license rights are accepted as of the effective  
3 date of this Order as set forth below, based upon the understanding and agreement expressed in  
4 Respondent's Declaration dated January 31, 2012. Respondents' license certificate, pocket card  
5 and any branch office license certificate shall be sent to the below listed address so that they  
6 reach the Department on or before the effective date of this Order:  
7

8 Department of Real Estate  
9 Atten: Licensing Flag Section  
10 P.O. Box 187000  
11 Sacramento, CA 95818-7000

12 This Order shall become effective at 12 o'clock noon on

13 April 2, 2012.

14 DATED: 2/28, 2012

15 BARBARA J. BIGBY  
16 Acting Real Estate Commissioner

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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation of )  
)  
ELR CAPITAL INC.; and ANTHONY )  
AFSHIN KHANDAN, individually )  
and as designated officer of )  
ELR Capital Inc.; )  
)  
Respondents. )  
)  
)  
)

H-37276 LA

DECLARATION

My name is ANTHONY AFSHIN KHANDAN and I am the designated officer of ELR CAPITAL INC. which is licensed as a real estate broker and/or has license rights with respect to said licenses. I am acting on behalf of and am authorized and empowered to sign this declaration on behalf of ELR CAPITAL INC.

In lieu of proceeding in this matter in accordance with the provisions of the Administrative Procedures Act (Sections 11400 et seq., of the Government Code) ELR CAPITAL INC. wishes to voluntarily surrender its real estate license issued by the Department

1 of Real Estate ("Department"), pursuant to Business and Professions Code Section 10100.2.

2 I understand that ELR CAPITAL INC., by so voluntarily surrendering its  
3 license, can only have it reinstated in accordance with the provisions of Section 11522 of the  
4 Government Code. I also understand that by so voluntarily surrendering its license rights, ELR  
5 CAPITAL INC. agrees to the following:

6 The filing of this Declaration shall be deemed as ELR CAPITAL INC.'s petition  
7 for voluntary surrender. It shall also be deemed to be an understanding and agreement by ELR  
8 CAPITAL INC. that, it waives all rights it has to require the Commissioner to prove the  
9 allegations contained in the Accusation ("Accusation") filed in this matter at a hearing held in  
10 accordance with the provisions of the Administrative Procedures Act (Government Code  
11 Sections 11400 et seq.), and that it also waives other rights afforded to it in connection with the  
12 hearing such as the right to discovery, the right to present evidence in defense of the allegations  
13 in the Accusation and the right to cross examine witnesses.

14 I further agree on behalf of ELR CAPITAL INC. that upon acceptance by the  
15 Commissioner, as evidenced by an appropriate order, all affidavits and all relevant evidence  
16 obtained by the Department in this matter prior to the Commissioner's acceptance, and all  
17 allegations contained in the Accusation filed in the Department Case No. H-37276 LA may be  
18 considered by the Department to be true and correct for the purpose of deciding whether or not  
19 to grant reinstatement of ELR CAPITAL INC.'s license pursuant to Government Code Section  
20 11522.

21 This Declaration is not an admission by ELR CAPITAL INC. as to the  
22 allegations in the Accusation. This Declaration is made for the purpose of reaching a resolution  
23 of allegations contained in the DRE Case number H-37276 LA, and is expressly limited to this  
24 proceeding and any other proceeding or case in which the Department of Real Estate is a party  
25 and shall not otherwise be admissible or relied upon by any third parties for any purpose.  
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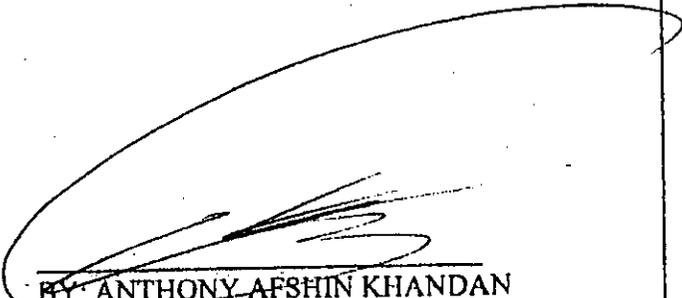
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I further agree on behalf of ELR CAPITAL INC. to pay the Commissioner's reasonable cost for the audit which led to this action. In calculating the amount of the Commissioner's reasonable cost, the Commissioner may use the estimated average hourly salary for all persons performing audits of real estate brokers, and shall include an allocation for travel time to and from the auditor's place of work. ELR CAPITAL INC. will pay such cost within 60 days of receiving an invoice from the Commissioner detailing the activities performed during the audit and the amount of time spent performing those activities.

I am aware that if ELR CAPITAL INC. petitions for reinstatement in the future, that payment of the audit costs will be a condition of reinstatement.

I declare under penalty of perjury under the laws of the State of California that the above is true and correct and that I am acting freely and voluntarily on behalf of ELR CAPITAL INC. to surrender its licenses and all license rights attached thereto.

Jan 31, 2012  
Los Angeles, California

  
BY: ANTHONY AFSHIN KHANDAN  
Designated Officer of  
ELR CAPITAL INC.

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**FILED**

MAR 12 2012

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation of )  
)  
ELR CAPITAL INC.; and ANTHONY )  
AFSHIN KHANDAN, individually )  
and as designated officer of )  
ELR Capital Inc.,; )  
)  
Respondents. )  
)  
)  
)

H-37276 LA

ORDER ACCEPTING VOLUNTARY SURRENDER OF REAL ESTATE LICENSE

On May 13, 2011, an Accusation was filed in this matter against Respondent  
AFSHIN KHANDAN.

On January 30, 2012, Respondent petitioned the Commissioner to voluntarily  
surrender his real estate broker license rights pursuant to Section 10100.2 of the Business and  
Professions Code.

IT IS HEREBY ORDERED that Respondent AFSHIN KHANDAN's petition for  
voluntary surrender of his real estate broker license rights is accepted as of the effective date of

1 this Order as set forth below, based upon the understanding and agreement expressed in  
2 Respondent's Declaration dated January 30, 2012, (attached as Exhibit "A" hereto).  
3 Respondent's license certificate, pocket card and any branch office license certificate shall be  
4 sent to the below listed address so that they reach the Department on or before the effective date  
5 of this Order:

6  
7 Department of Real Estate  
8 Atten: Licensing Flag Section  
9 P.O. Box 187000  
Sacramento, CA 95818-7000

10 This Order shall become effective at 12 o'clock noon on April 2, 2012.

11 DATED: 2/28, 2012

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13 BARBARA J. BIGBY  
14 Acting Real Estate Commissioner

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EXHIBIT "A"

BEFORE THE DEPARTMENT OF REAL ESTATE  
STATE OF CALIFORNIA

\*\*\*

In the Matter of the Accusation of )  
 )  
ELR CAPITAL INC.; and ANTHONY )  
AFSHIN KHANDAN, individually )  
and as designated officer of )  
ELR Capital Inc.;; )  
 )  
Respondents. )  
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H-37276 LA

DECLARATION

My name is ANTHONY AFSHIN KHANDAN and I am currently licensed as a  
real estate broker and/or have license rights with respect to said license. In lieu of proceeding  
in this matter in accordance with the provisions of the Administrative Procedure Act (Sections  
11400 et seq., of the Government Code), I wish to voluntarily surrender my real estate license  
rights issued by the Department of Real Estate ("Department"), pursuant to Business and  
Professions Code Section 10100.2.

///

1 I understand that by so voluntarily surrendering my license rights, I may be  
2 relicensed as a broker or as a salesperson by petitioning for reinstatement pursuant to Section  
3 11522 of the Government Code. I also understand that by so voluntarily surrendering my  
4 licensc(s), I agree to the following:

5  
6 1. The filing of this Declaration shall be deemed as my petition for voluntary  
7 surrender.

8 2. It shall also be deemed to be an understanding and agreement by me that I  
9 waive all rights I have to require the Commissioner to prove the allegations contained in the  
10 Accusation ("Accusation") filed in this matter at a hearing held in accordance with the  
11 provisions of the Administrative Procedure Act (Government Code Sections 11400 et seq.), and  
12 that I also waive other rights afforded to me in connection with the hearing such as the right to  
13 discovery, the right to present evidence in defense of the allegations in the Accusation and the  
14 right to cross-examine witnesses.

15  
16 3. I further agree that upon acceptance by the Commissioner, as evidenced by an  
17 appropriate order, all affidavits and all relevant evidence obtained by the Department in this  
18 matter prior to the Commissioner's acceptance, and all allegations contained in the Accusation  
19 filed in the Department Case No. H-37276 LA, with respect to me may be considered by the  
20 Department to be true and correct for the purpose of deciding whether to grant relicensure or  
21 reinstatement pursuant to Government Code Section 11522.

22  
23 4. I further agree on behalf of ELR CAPITAL INC. to pay the Commissioner's  
24 reasonable cost for the audit which led to this action. In calculating the amount of the  
25 Commissioner's reasonable cost, the Commissioner may use the estimated average hourly  
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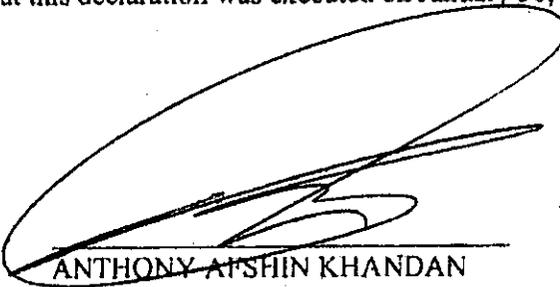
1 salary for all persons performing audits of real estate brokers, and shall include an allocation for  
2 travel time to and from the auditor's place of work. I will pay such cost within 60 days of  
3 receiving an invoice from the Commissioner detailing the activities performed during the audit  
4 and the amount of time spent performing those activities.

5 I am aware that if I petition for reinstatement in the future, that payment of the  
6 audit costs will be a condition of reinstatement.

7  
8 5. This Declaration is not an admission by ANTHONY AFSHIN KHANDAN  
9 as to the allegations in the Accusation. This Declaration is made for the purpose of reaching a  
10 resolution of allegations contained in the DRE Case number H-37276 LA, and is expressly  
11 limited to this proceeding and any other proceeding or case in which the Department of Real  
12 Estate is a party and shall not otherwise be admissible or relied upon by any third parties for any  
13 purpose.  
14

15 6. I freely and voluntarily surrender all my licenses and license rights under the  
16 Real Estate Law.

17 I declare under penalty of perjury under the laws of the State of California that  
18 the above is true and correct and that this declaration was executed on January 30, 2012, at Los  
19 Angeles, California.  
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24 ANTHONY AFSHIN KHANDAN  
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*fact*

**FILED**

1 ELLIOTT MACLENNAN, SBN 66674  
2 Department of Real Estate  
3 320 West 4th Street, Ste. 350  
4 Los Angeles, California 90013-1105

MAY 13 2011

5 Telephone: (213) 576-6911 (direct)  
6 -or- (213) 576-6982 (office)

DEPARTMENT OF REAL ESTATE  
BY: *[Signature]*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 \* \* \*

11 In the Matter of the Accusation of )  
12 ELR CAPITAL INC.; and ANTHONY )  
13 AFSHIN KHANDAN, individually )  
14 and as designated officer of )  
15 ELR Capital Inc., )  
Respondents. )

No. H-37276 LA

A C C U S A T I O N

16 The Complainant, Maria Suarez, a Deputy Real Estate  
17 Commissioner of the State of California, for cause of Accusation  
18 against ELR CAPITAL INC. and ANTHONY AFSHIN KHANDAN, individually  
19 and as designated officer of ELR Capital Inc., alleges as  
20 follows:

21 1.

22 The Complainant, Maria Suarez, acting in her official  
23 capacity as a Deputy Real Estate Commissioner of the State of  
24 California, makes this Accusation.  
25

26 ///

1 2.

2 All references to the "Code" are to the California  
3 Business and Professions Code and all references to "Regulations"  
4 are to Title 10, Chapter 6, California Code of Regulations.

5 3.

6 License History

7 A. ELR CAPITAL INC. ("ELRCI"). At all times  
8 mentioned, Respondent ELRCI was licensed or had license rights  
9 issued by the Department of Real Estate ("Department") as a real  
10 estate broker. On January 14, 2009, ELRCI was originally  
11 licensed as a corporate real estate broker. Respondent ELRCI was  
12 authorized to act by and through Respondent ANTHONY AFSHIN  
13 KHANDAN as ELRCI's broker designated pursuant to Business and  
14 Professions Code (hereinafter "Code") Section 10159.2 to be  
15 responsible for ensuring compliance with the Real Estate Law.

16 B. ANTHONY AFSHIN KHANDAN ("KHANDAN"). At all times  
17 mentioned, Respondent KHANDAN was licensed or had license rights  
18 issued by the Department as a real estate broker. On December  
19 18, 2008, KHANDAN was originally licensed as a real estate  
20 broker. KHANDAN has been the designated officer of ELRCI since  
21 its inception.

22 C. ELR CAPITAL INC. is owned by KHANDAN, its president  
23 and secretary.

24 ///

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FIRST CAUSE OF ACCUSATION  
(Audit Examination)

5.

On November 16, 2010, the Department completed an audit examination of the books and records of ELRCI pertaining to the mortgage loan brokerage, loan modification and advance fee activities only described in Paragraph 4, which require a real estate license. The audit examination covered a period of time beginning on January 14, 2009 to May 31, 2010. The audit examination revealed violations of the Code and the Regulations as set forth in the following paragraphs, and more fully discussed in Audit Report LA 090280 and the exhibits and work papers attached to said audit report.

Trust Account

6.

Respondents did not maintain a trust account during the audit period.

Audit Violations

7.

In the course of activities described in Paragraph 4 above, and during the examination period described in Paragraph 5, Respondents ELRCI and KHANDAN acted in violation of the Code and the Regulations in which Respondents:

(a) Collected advance fees within the meaning of Code Section 10026 from homeowners seeking loan modification services wherein ELRCI did not have and thus failed to provide a pre-approved advance fee agreement from the Department, in violation

1 of Code Section 10085 and Regulation 2970.

2 (b) ELRCI failed to provide a complete description of  
3 services to be rendered provided to each prospective tenant in 10  
4 point type font and failed to provide an allocation and  
5 disbursement of the amount collected as advance fees, in  
6 violation of Code Section 10146 and Regulation 2972.

7 (c) Changed ELRCI's address from 16250 Ventura Blvd.,  
8 Suite 415, Encino, California, to 18136 Oxnard St., 43, Tarzana,  
9 California, without notification to the Department, in violation  
10 of Code Section 10162 and Regulation 2715.

11 (d) Failed to retain the salesperson license  
12 certificate for ELRCI's salesperson Amir James Khandan, in  
13 violation of Code Section 10160 and Regulation 2753;

14 (e) Failed to retain a true and correct copy of a  
15 Department of Real Estate approved Mortgage Loan Disclosure  
16 Statement signed by the broker ELRCI's borrowers M. Ghoreyshi, P.  
17 Petrov, M. Kozai, F. Belka, E. Khandan, and M. Blade in violation  
18 of Code Section 10240 and Regulation 2840.

19 (f) Failed to maintain a control record in the form of  
20 a columnar record in chronological order of all trust funds  
21 including advance fees collected, deposited and disbursed in  
22 connection with loan modifications, in violation of Code Section  
23 10145 and Regulation 2831.

24 (g) Failed to maintain a separate record for each  
25 beneficiary or transaction, thereby failing to account for all  
26  
27

1 trust funds in the form of advance fees collected, deposited and  
2 disbursed, in violation of Code Section 10145 and Regulation  
3 2831.1.

4 (h) Commingled trust funds and personal funds by  
5 depositing trust funds in the form of advance fees collected for  
6 loan modifications from homeowners into ELRCI's general operating  
7 account, instead of depositing trust funds into a properly  
8 designated trust account in the name of the broker, in violation  
9 of Code Sections 10145 and 10176(e) and Regulation 2832(a).

10 (i) Failed to retain all records of ELRCI's activity  
11 during the audit period requiring a real estate broker license,  
12 in violation of Code Section 10148.

13 8.

14 The conduct of Respondents ELRCI and KHANDAN described  
15 in Paragraph 7, violated the Code and the Regulations below:

16	<u>PARAGRAPH</u>	<u>PROVISIONS VIOLATED</u>
17	7(a)	Code Section 10085 and Regulation
18		2970
19		
20	7(b)	Code Section 10146 and Regulation
21		2972
22		
23	7(c)	Code Section 10162 and Regulation
24		2715
25		
26	7(d)	Code Section 10160 and Regulation
27		2753

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7(e) Code Section 10240 and Regulation  
2840

7(f) Code Section 10145 and Regulation  
2831

7(g) Code Section 10145 and Regulation  
2831.1

7(h) Code Sections 10145 and 10176(e)  
and Regulation 2832(a)

7(i) Code Section 10148

The foregoing violations constitutes cause for discipline of the real estate license and license rights of ELRCI and KHANDAN, as aforesaid, under the provisions of Code Sections 10176(e) for commingling, 10177(d) for violation of the Real Estate Law and/or 10177(g) for negligence.

SECOND CAUSE OF ACCUSATION  
(Negligence)

9.

The overall conduct of Respondents ELRCI and KHANDAN constitutes negligence and is cause for discipline of the real estate license and license rights of said Respondents pursuant to the provisions of Code Section 10177(g).

///



1                   WHEREFORE, Complainant prays that a hearing be  
2 conducted on the allegations of this Accusation and that upon  
3 proof thereof, a decision be rendered imposing disciplinary  
4 action against the license and license rights of Respondents ELR  
5 CAPITAL INC. and ANTHONY AFSHIN KHANDAN, under the Real Estate  
6 Law (Part 1 of vision 4 of the Business and Professions Code) and  
7 for such other and further relief as may be proper under other  
8 applicable provisions of law including restitution of advanced  
9 fees paid for unearned loan modification services, and for costs  
10 of audit.

11 Dated at Los Angeles, California

12 this 25, April 2011.

  
Deputy Real Estate Commissioner

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23 cc: ELR Capital Inc.  
24 c/o Anthony Afshin Khandan D.O.  
25 Maria Suarez  
26 Sacto  
27 Anthony Vo  
Audits - Dorcas Chang