

1 Commissioner hereby issues the following Findings of Fact, Conclusions of Law, and Desist and
2 Refrain Order under the authority of Section 10086 of the Code.

3 Whenever acts referred to below are attributed to NEW HOPE FINANCIAL
4 SERVICES, INC., those acts are alleged to have been done by NEW HOPE FINANCIAL
5 SERVICES, INC. acting by and/or through one or more agents, associates, affiliates and/or co-
6 conspirators, including but not limited to the individuals herein named.

7 FINDINGS OF FACT

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9 1. NEW HOPE FINANCIAL SERVICES, INC. ("New Hope") is a California
10 Corporation. NEW HOPE was incorporated on or about December 26, 2008, and its corporate
11 powers were suspended on or about May 11, 2010. NEW HOPE has never been licensed in any
12 capacity by the Department of Real Estate of the State of California ("Department").

13 2. ALA FAKHOURY, aka Ala Fakhouri ("FAKHOURY"), dba New Hope
14 Financial Services Inc. ("FAKHOURY") is not now and has never been licensed by the
15 Department as a real estate broker or as a salesperson employed by a broker.

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17 3. All further references to the parties listed in Paragraphs 1 and 2 above, include
18 those parties and entities themselves, as well as the officers, agents and employees of the parties
19 listed in Paragraphs 1 and 2 above.

20 4. Beginning at a time on or before December 26, 2008, and continuing through
21 on or after September 23, 2009, NEW HOPE and FAKHOURY advertised, solicited and offered
22 loan modification and related foreclosure relief services to consumers in California, and
23 collected advance fees for those services. The loan modification services offered included
24 negotiating with lenders on behalf of borrowers to refinance or modify the terms of mortgage
25 loans, and to prevent foreclosure.
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1 (ii) charging, demanding, or collecting a fee for any of the services you offer to
2 others, unless and until you obtain a real estate broker license issued by the Department, and
3 until you demonstrate and provide evidence satisfactory to the Commissioner that you are in full
4 compliance with all of the requirements of the Code and Commissioner's Regulations relating to
5 charging, collecting, and accounting for fees.
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7 DATED: 7/28, 2011
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9 BARBARA J. BIGBY
10 Acting Real Estate Commissioner

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14 **Notice:** Business and Professions Code Section 10139 provides that "Any person acting as a
15 real estate broker or real estate salesperson without a license or who advertises using words
16 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
17 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
18 imprisonment in the county jail for a term not to exceed six months, or by both fine and
19 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
20 (\$60,000)."

21 cc: New Hope Financial Services Inc.
22 10535 Foothill Blvd., Suite 350
23 Rancho Cucamonga, CA 91730

24 New Hope Financial Services Inc.
25 1162 Camden
26 Upland, CA 91786

27 Ala Fakhoury
aka Ala Fakhouri
1162 Camden Court
Upland, CA 91786