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BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION
OF THE STATE OF CALIFORNIA

In the Matter of:)	ESCROW LICENSE NO.: 963-2541
)	
THE COMMISSIONER OF FINANCIAL)	ORDER REVOKING ESCROW AGENT'S
PROTECTION AND INNOVATION,)	LICENSE PURSUANT TO SETTLEMENT
)	AGREEMENT
Complainant.)	
)	
v.)	
)	
CAPITAL ESCROW, INC.,)	
)	
Respondent.)	
)	
)	

The Commissioner of Financial Protection and Innovation (Commissioner) finds that:

- At all relevant times herein, Capital Escrow, Inc. (Capital Escrow) was an escrow agent licensed by the Commissioner under the California Escrow Law (Escrow Law) (Fin. Code, § 17000 et seq.).
- In April of 2019, Capital Escrow submitted a request to surrender its escrow agent's license to the Department of Financial Protection and Innovation.
- The Commissioner never accepted Capital Escrow's surrender request due to its failure to submit the necessary reports and information and its failure to take the necessary actions in

1 violation of Financial Code section 17600, subdivision (b).

2 4. In addition, Capital Escrow's surety bond was cancelled effective February 1, 2021.
3 Capital Escrow failed to renew its surety bond, in violation of Financial Code section 17202.

4 5. On November 22, 2024, the Commissioner issued a Notice of Intention to revoke the
5 Escrow Agent's License of Capital Escrow. On November 27, 2024, and December 12, 2024,
6 Capital Escrow was served with the Accusation, Notice of Intention, Statement to Respondent,
7 Notice of Defense, and copies of Government Code sections 11507.5, 11507.6, and 11507.7 for
8 violating Financial Code sections 17600 and 17202.

9 6. Capital Escrow timely filed its Notice of Defense, and the matter was set for a hearing
10 on May 6, 2025, before the Office of Administrative Hearings.

11 7. Prior to the hearing, on May 1, 2025, Capital Escrow and the Commissioner executed
12 a Settlement Agreement.

13 8. Under the terms of the Settlement Agreement, Capital Escrow was ordered to pay the
14 outstanding assessment for the fiscal year 2019 through 2020 – invoice number ES0116 - in the
15 amount of \$5,600.00 within 15 days of the effective date of the Settlement Agreement. Capital
16 Escrow was further ordered to pay \$15,000.00 in Attorney's fees and investigative costs, and
17 \$2,500.00 in penalties within 60 days of the effective date of the Settlement Agreement and agreed
18 to submit a closing audit report within 90 days of the effective date of the Settlement Agreement.

19 9. In signing the Settlement Agreement, Capital Escrow agreed that the Commissioner
20 would issue the instant order summarily revoking Capital Escrow's license should they fail to
21 comply with the terms of the Settlement Agreement. Capital Escrow also waived any notice and
22 hearing rights to contest this order.

23 10. The executed Settlement Agreement that was previously served upon Capital Escrow
24 is incorporated by reference and states the reasons for this order.

25 11. Capital Escrow has failed to comply with the terms of the Settlement Agreement by
26 failing to pay the outstanding assessment within 15 days of the effective date of the Settlement
27 Agreement.

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1 12. The Commissioner finds that Capital Escrow’s failure to comply with the terms of the
2 Settlement Agreement constitute grounds to revoke the escrow agent’s license of Capital Escrow and
3 that it is in the best interest of the public to do so.

4 THEREFORE, IT IS HEREBY ORDERED that, pursuant to the terms of the Settlement
5 Agreement issued under the Escrow Law, the escrow agent’s license of Capital Escrow, Inc., license
6 number 963-2541, is hereby revoked. This Order is effective as of the date hereof.

7 DATED: June 9, 2025
8 Sacramento, California

KHALIL MOHSENI
Commissioner of Financial Protection and Innovation



By: _____

MARY ANN SMITH
Deputy Commissioner
Enforcement Division