

1 MARY ANN SMITH
Deputy Commissioner
2 Department of Financial Protection and Innovation
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3 Sacramento, CA 95811
Attorneys for Complainant
4

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

7 In the Matter of the:) CRMLA LICENSE NO.: 413-1232
)
8 THE COMMISSIONER OF FINANCIAL)
9 PROTECTION AND INNOVATION,)
)
10 Complainant,)
) ACCUSATION
11 v.)
)
12 LHM FINANCIAL CORPORATION,)
13)
14 Respondent.)
15)
_____)

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17 The Commissioner of Financial Protection and Innovation (Commissioner) is informed and
18 believes, and based upon such information and belief, alleges and charges Respondent LHM Financial
19 Corporation (Respondent) as follows:

20 **I.**

21 **Introduction**

22 1. The Commissioner is authorized to administer and enforce the provisions of the
23 California Residential Mortgage Lending Act (Fin. Code, § 50000 et seq.) (CRMLA) and the rules
24 and regulations promulgated thereunder.

25 2. Respondent is a residential mortgage servicer licensed by the Commissioner pursuant to
26 the CRMLA. Respondent’s principal place of business is 4126 E Via Estrella, Phoenix, Arizona,
27 85028.

28 3. Pursuant to Financial Code sections 50307 and 50401, all licensees under the CRMLA

1 are required to file an annual Report of Principal Amount of Loans and Aggregate Amount of Loans
2 Serviced (“Annual Report”) on or before March 1 of each year for the preceding 12-month period
3 ending December 31.

4 4. On or about December 23, 2025, an electronic notice was sent to Respondent’s
5 designated email address informing them that their Annual Report was due on March 1, 2026, and that
6 failure to file their Annual Report by the deadline could result in suspension or revocation of their
7 license.

8 5. On or about January 30, 2026, a second electronic notice was sent to Respondent’s
9 designated email address reminding Respondent that their Annual Report was due on March 1, 2026,
10 and that failure to file their Annual Report by the deadline could result in suspension or revocation of
11 their license.

12 6. On or about February 24, 2026, a third electronic notice was sent to Respondent’s
13 designated email address reminding them that their Annual Report was due on March 1, 2026, and that
14 failure to file their Annual Report by the deadline could result in suspension or revocation of their
15 license.

16 7. On or about March 2, 2026, a final electronic notice was sent to Respondent’s
17 designated email address informing Respondent that the Commissioner had not received their Annual
18 Report and that the Annual Report was due on March 1, 2026, and that the failure to file their Annual
19 Report by the deadline could result in suspension or revocation of their license.

20 8. On or about March 2, 2026, the Commissioner submitted to Respondent through the
21 Nationwide Mortgage Licensing System & Registry (NMLS) that their Annual Report had been due
22 on March 1, 2026, and that the Commissioner may proceed on issuing forfeiture fees and with
23 revoking Respondent’s license if they failed to file their Annual Report immediately. The payment of
24 forfeiture fees was cleared on or about April 3, 2026.

25 9. Respondent has yet to file its Annual Report as required under Financial Code sections
26 50307 and 50401.

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28 **II.**

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Law

10. Financial Code section 50307 provides, in pertinent part:

(a) Each residential mortgage lender or servicer licensee shall file a report with the commissioner annually, on or before the first day of March, giving the relevant information that the commissioner reasonably requires to make the calculation required by subdivision (a) of Section 50401. The report shall be made under oath and in the form prescribed by the commissioner.

11. Financial Code section 50327 provides, in pertinent part:

(a) The commissioner may, after notice and a reasonable opportunity to be heard, deny, decline to renew, suspend, or revoke any license if the commissioner finds that:

(1) The licensee has violated any provision of this division or any rule or order of the commissioner thereunder.

(2) Any fact or condition exists that, if it had existed at the time of the original application for the license, reasonably would have warranted the commissioner in refusing to issue the license originally.

12. Financial Code section 50401 provides, in pertinent part:

(a) ... In order for the commissioner to calculate the assessment under this section, each licensee shall file an annual report for the calendar year just ended containing the information required by the commissioner on or before March 1 of the year in which the assessment is to be calculated.

III.

Conclusion

The Commissioner finds that, by reason of the foregoing, Respondent has violated Financial Code sections 50307 and 50401, and based thereon, grounds exist to revoke Respondent's residential mortgage servicer license.

WHEREFORE, IT IS PRAYED that LHM Financial Corporation's residential mortgage servicer license be revoked.

Dated: April 23, 2026
Sacramento, California

KC Mohseni
Commissioner of Financial Protection and Innovation

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By _____
MEIRCEE BOULAHROUD
Assistant Deputy Commissioner
California Residential Mortgage Lending Act