

1 STATE OF CALIFORNIA
2 BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY
3 DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION

4 TO: Khang’s Lending Group, LLC
5 d/b/a Khang Lending
6 14303 Darschelle Court
7 Houston, Texas 77069
8 www.KhangLending.com
9 info@khanglending.com

Khang Lending
PO Box 721371
Houston, Texas 77272

10 **DESIST AND REFRAIN ORDER**

11 **(For violations of Financial Code sections 22100)**

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

13 1. The Commissioner is authorized to pursue administrative actions and remedies against
14 persons who engage in violations of the California Financing Law (Financial Code § 22000, *et seq.*)
15 (CFL).

16 2. At all relevant times, Khang’s Lending Group, LLC d/b/a Khang Lending (Khang
17 Lending) was a Texas limited liability company, located at 14303 Darschelle Court, Houston, Texas
18 77069. Khang Lending has a website at www.KhangLending.com and an email address at
19 info@khanglending.com (Email Address).

20 3. Beginning in at least 2024, Khang Lending engaged in the business of a broker and/or
21 finance lender in California by offering loans for commercial real estate financing.

22 4. Khang Lending operated the website at www.KhangLending.com and the website
23 referenced the email address info@khanglending.com. On the website, Khang Lending references its
24 status as a company registered in the state of Texas with File Number 0803026362. This File
25 Number is for Khang’s Lending Group, LLC.

26 5. Khang Lending represented through persons at the Email Address that it was a broker
27 and offered financing for commercial real estate for California consumers. In 2024, a California
28 consumer contacted Khang Lending through the Email Address to inquire if Khang Lending provided
loans for rental properties. The California consumer identified as living in California and provided a
California telephone number. In response, persons at the Email Address stated that “we’re a broker,”

1 offered terms for the prospective loan, provided a link to a loan application, and requested
2 information from the California consumer for prospective loan.

3 6. Financial Code section 22100(a) provides, “No person shall engage in the business of
4 a finance lender or broker without obtaining a license from the commissioner.”

5 7. Khang Lending has not been issued a license by the Commissioner authorizing it to
6 engage in the business of a broker and/or finance lender under the California Financing Law, nor is
7 Khang Lending exempt from the licensing requirements of Financial Code section 22100.

8 Based on the foregoing findings, the Commissioner is of the opinion that Khang Lending has
9 engaged in the business of brokering and/or finance lending without having first obtained a license
10 from the Commissioner in violation of Financial Code section 22100.

11 Pursuant to Financial Code section 22712, Khang Lending is hereby ordered to desist and
12 refrain from engaging in the business of finance lender and/or broker in the State of California
13 without first obtaining a license from the Commissioner, or otherwise being exempt.

14 This Order is necessary, in the public interest, for the protection of consumers and is
15 consistent with the purposes, policies and provisions of the California Financing Law.

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18 Date: December 11, 2024
Los Angeles, California

CLOTHILDE V. HEWLETT
Commissioner of Financial Protection and Innovation



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20 By: _____
21 MARY ANN SMITH
22 Deputy Commissioner
23 Enforcement Division
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