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8
9 BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION
10 OF THE STATE OF CALIFORNIA

11 In the Matter of:)
12)
13 THE COMMISSIONER OF FINANCIAL) CFL LICENSE No.: 60DBO-120351
PROTECTION AND INNOVATION,)
14) **CONSENT ORDER**
Complainant.)
15)
16 v.)
17 INNOVATIVE REAL ESTATE PLANNING)
GROUP, INC.,)
18)
19 Respondent.)
20)

21 This Consent Order is entered into between the Commissioner of Financial Protection and
22 Innovation (Complainant or Commissioner) and Respondent INNOVATIVE REAL ESTATE
23 PLANNING GROUP, INC. (Respondent) and is made with respect to the following facts:

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I.
RECITALS

A. The Commissioner has jurisdiction over the licensing and regulation of persons and entities engaged in the business of finance lending or brokering under the California Financing Law (CFL) (Fin. Code, § 22000 et seq.).¹

B. Respondent is a California corporation.

C. Respondent has a principal place of business at 932 East Deere Avenue #240, Santa Ana, California, 92705.

D. Respondent was licensed as a finance lender and broker under the California Financing Law (CFL) (Fin. Code, § 22000, et seq.) with license number 60DBO-120351 from December 2, 2020, through December 30, 2024.

E. In accordance with Section 22107, each finance lender, broker, or program administrator licensee shall pay to the Commissioner its pro rata share of all costs and expenses, including the costs and expenses associated with the licensing of mortgage loan originators it employs, reasonably incurred in the administration of this division, as estimated by the Commissioner, for the ensuing year and any deficit actually incurred or anticipated in the administration of the program in the year in which the assessment is made. CFL licensees must pay the annual assessment on or before the 31st day of October each year.

F. Under Section 22150, Complainant may make general rules and regulations and specific rulings, demands, and findings for the enforcement of, and within the general purposes of, the CFL.

G. Pursuant to a Commissioner’s Order on Electronic Communications, dated November 22, 2013, each CFL licensee must establish an email address for communications from the Commissioner (Designated Email Address).

H. The Commissioner sent Respondent the annual assessment invoice by mail to the Respondent’s address on file with the Department (Registered Address) on September 27, 2024. The

¹ Cal. Fin. Code § 22000, *et seq.* All subsequent statutory references are to the California Financial Code unless otherwise specified.

1 Commissioner then sent an Assessment Notice via email to the Respondent’s Designated Email
2 Address on September 30, 2024. The notice stated that the annual assessment would become
3 delinquent if not paid by October 31, 2024. The Commissioner also posted an invoice for payment of
4 the annual assessment on the Respondent’s account on the Nationwide Multistate Licensing System
5 and Registry (NMLS) on September 30, 2024.

6 I. As of October 31, 2024, Respondent had not paid its annual assessment. The failure
7 to pay the annual assessment on or before October 31, 2024, represents a violation of Section 22107.

8 J. As of November 6, 2024, Respondent had not paid its annual assessment. As a result,
9 the Commissioner sent to Respondent’s Designated Email Address a Notice of Unpaid Assessment
10 on November 6, 2024. The notice warned that failure to pay the assessment would result in summary
11 revocation of Respondent’s license. Respondent did not respond to the Commissioner’s notice.

12 K. As of November 18, 2024, Respondent had still not paid its annual assessment. As a
13 result, the Commissioner sent to Respondent’s Registered Address another Notice of Unpaid
14 Assessment via registered mail on November 18, 2024. The notice warned that failure to pay the
15 assessment would result in summary revocation of Respondent’s license. Respondent did not
16 respond to the Commissioner’s notice.

17 L. As of December 9, 2024, Respondent had not paid its annual assessment. As a result,
18 on December 9, 2024, the Commissioner issued an Order Summarily Revoking California Financing
19 Law License Pursuant to Financial Code Section 22107 for CFL license number 60DBO-120351
20 (Revocation Order). The Department mailed the Revocation Order to the Registered Address along
21 with notice that the Revocation Order would become effective December 31, 2024, unless payment
22 of the annual assessment was received by close of business on December 30, 2024.

23 M. As of December 31, 2024, the assessment remained unpaid. As such, the Revocation
24 Order became effective December 31, 2024.

25 N. Respondent admits to the jurisdiction of the Commissioner and it is the intention of
26 the parties to resolve this matter without the necessity of a hearing and/or other litigation.

27 O. The Commissioner finds that entering into this Consent Order is in the public interest
28 and consistent with the purposes fairly intended by the CFL.

1 NOW, THEREFORE, in consideration of the foregoing, and the terms and conditions set
2 forth herein, the parties agree as follows:

3 **II.**

4 **TERMS AND CONDITIONS**

5 1. Purpose. The parties intend to resolve this matter for the purpose of judicial economy
6 and expediency and without the uncertainty and expense of a hearing or other litigation.

7 2. Desist and Refrain Order. Pursuant to Section 22712, Respondent is hereby ordered to
8 desist and refrain from failing to timely pay the annual assessment in violation of Section 22107.

9 3. Order Rescinding Revocation Order. The Commissioner hereby rescinds the
10 Revocation Order, which was issued on December 9, 2024, and became effective on December 31,
11 2024, as of the effective date of revocation.

12 4. Order to Pay Annual Assessment. Pursuant to Section 22107, the Commissioner
13 hereby orders Respondent to pay \$250.00 to the Department of Financial Protection and Innovation
14 for the 2024 – 2025 annual assessment. The annual assessment shall be paid to the Commissioner
15 within 30 days of the Effective Date of this Consent Order as defined in paragraph 26. The annual
16 assessment shall be paid via NMLS, on which the Commissioner will repost the invoice within 5
17 days of the effective date of this Consent Order. Notice of payment shall be made via email to Noah
18 Bean, Senior Counsel at Department of Financial Protection and Innovation, at
19 noah.bean@dfpi.ca.gov.

20 5. Administrative Penalties and Fines. Respondent shall pay administrative penalties and
21 fines in the amount of \$2,500.00 for the violation of the CFL enumerated herein. The penalties and
22 fines shall be paid to the Commissioner within 30 days of the Effective Date of this Consent Order
23 as defined in paragraph 26. All penalties and fines shall be labeled “penalties and fines” and made
24 payable in the form of a cashier’s check or Automated Clearing House deposit to the “Department of
25 Financial Protection and Innovation,” and transmitted to the attention of:

26 ATTN: Accounting
27 Department of Financial Protection and Innovation
28 2101 Arena Boulevard
Sacramento, California 95834

1 Notice of payment shall be made via email to Noah Bean, Senior Counsel at Department of
2 Financial Protection and Innovation, at noah.bean@dfpi.ca.gov.

3 6. Failure to Pay Annual Assessment or Administrative Penalty. If Respondent fails to
4 comply with paragraphs 2, 4, or 5, the Commissioner may summarily revoke Respondent’s license.

5 7. Waiver of Notice and Hearing Rights. Respondent acknowledges the Commissioner
6 is ready, willing, and able to proceed with a hearing on the summary revocation order. Respondent
7 hereby waives the right to any notice or hearings, and to any reconsideration, appeal, or other right to
8 review which may be afforded pursuant to the CFL, the California Administrative Procedure Act, the
9 California Code of Civil Procedure, or any other provision of law. By waiving such rights,
10 Respondent effectively consents to this Consent Order becoming final.

11 8. Full and Final Resolution. The parties hereby acknowledge and agree that this
12 Consent Order is intended to constitute a full and final resolution of the violations described herein,
13 and that no further proceedings or actions will be brought by the Commissioner in connection with
14 these matters except under the CFL or any other provision of law, excepting therefrom any
15 proceeding to enforce compliance with the terms of this Consent Order.

16 9. Information Willfully Withheld or Misrepresented. This Consent Order may be
17 revoked, and the Commissioner may pursue any and all remedies available under law against
18 Respondent if the Commissioner discovers that Respondent knowingly or willfully withheld or
19 misrepresented information used for and relied upon in this Consent Order.

20 10. Future Actions by Commissioner. If Respondent fails to comply with the terms of the
21 Consent Order, the Commissioner may institute proceedings for any and all violations otherwise
22 resolved under this Consent Order except insofar as Respondent’s obligations hereunder have been
23 otherwise performed. The Commissioner reserves the right to bring any future actions against
24 Respondent, or any of its partners, owners, officers, shareholders, directors, employees, or
25 successors for any and all unknown violations of this CFL.

26 11. Assisting Other Agencies. Nothing in this Consent Order limits the
27 Commissioner’s ability to assist any other government agency (city, county, state or federal) with
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1 any prosecution, administrative, civil or criminal action brought by that agency against Respondent
2 or any other person based on any of the activities alleged in this matter or otherwise.

3 12. No Presumption Against Drafter. Each party acknowledges that it has had the
4 opportunity to draft, review, and edit the language of this Consent Order. Accordingly, the parties
5 intend no presumption for or against the drafting party will apply in construing any part of this
6 Consent Order. The parties waive the benefit of Civil Code section 1654 as amended or
7 corresponding provisions of any successor statute, which provide that in cases of uncertainty,
8 language of a contract should be interpreted most strongly against the party who caused the
9 uncertainty to exist.

10 13. Independent Legal Advice. Each of the parties represents, warrants, and agrees that it
11 has had the opportunity to receive independent advice from an attorney(s) and/or representatives
12 with respect to the advisability of executing this Consent Order.

13 14. Headings. The headings to the paragraphs of this Consent Order are inserted for
14 convenience only and will not be deemed a part hereof or affect the construction or interpretation of
15 the provisions hereof.

16 15. Binding. This Consent Order is binding on all heirs, assigns, and/or successors in
17 interest.

18 16. Reliance. Each of the parties represents, warrants, and agrees that in executing this
19 Consent Order, it has relied solely on the statements set forth herein and the advice of its own legal
20 counsel, if represented. Each of the parties further represents, warrants, and agrees that in executing
21 this Consent Order it has placed no reliance on any statement, representation, or promise of any
22 other party, or any other person or entity not expressly set forth herein, or upon the failure of any
23 party or any other person or entity to make any statement, representation, or disclosure of anything
24 whatsoever. The parties have included this clause: (1) to preclude any claim that any party was in
25 any way fraudulently induced to execute this Consent Order; and (2) to preclude the introduction of
26 parol evidence to vary, interpret, supplement, or contradict the terms of this Consent Order.

27 17. Waiver, Amendments, and Modifications. No waiver, amendment, or modification of
28 this Consent Order will be valid or binding unless it is in writing and signed by each of the parties.

1 The waiver of any provision of this Consent Order will not be deemed a waiver of any other
2 provision. No waiver by either party of any breach of, or of compliance with, any condition or
3 provision of this Consent Order by the other party will be considered a waiver of any other condition
4 or provision or of the same condition or provision at another time.

5 18. Full Integration. This Consent Order is the final written expression and the complete
6 and exclusive statement of all the agreements, conditions, promises, representations, and covenants
7 between the parties with respect to the subject matter hereof, and supersedes all prior or
8 contemporaneous agreements, negotiations, representations, understandings, and discussions
9 between and among the parties, their respective representatives, and any other person or entity, with
10 respect to the subject matter covered hereby.

11 19. Governing Law. This Consent Order will be governed by and construed in
12 accordance with California law. Each of the parties hereto consents to the jurisdiction of such court
13 and thereby irrevocably waives, to the fullest extent permitted by law, the defense of an inconvenient
14 forum to the maintenance of such action or proceeding in such court.

15 20. Counterparts. This Consent Order may be executed in one or more separate
16 counterparts, each of which when so executed, shall be deemed an original. Such counterparts shall
17 together constitute a single document.

18 21. Effect Upon Future Proceedings. If Respondent applies for any license, permit or
19 qualification under the Commissioner’s current jurisdiction, or are the subject of any future action by
20 the Commissioner to enforce this Consent Order, then the subject matter hereof shall be admitted for
21 the purpose of such application(s) or enforcement proceeding(s).

22 22. Voluntary Agreement. Respondent hereby enters into this Consent Order voluntarily
23 and without coercion and acknowledges that no promises, threats, or assurances have been made by
24 the Commissioner or any officer, or agent thereof, about this Consent Order. The parties each
25 represent and acknowledge that he, she or it is executing this Consent Order completely voluntarily
26 and without any duress or undue influence of any kind from any source.

27 23. Notice. Any notice required under this Consent Order shall be provided to each party
28 at the following addresses:

1 To Respondent: INNOVATIVE REAL ESTATE PLANNING GROUP, INC.
2 Vladimyr Frazilus, CEO
3 932 East Deere Avenue #240
4 Santa Ana, California 92705
5 vlad@irepg.com

6 To the Commissioner: Noah M. Bean, Senior Counsel
7 Department of Financial Protection and Innovation
8 2101 Arena Blvd
9 Sacramento, California 95691
10 Noah.Bean@dfpi.ca.gov

11 24. Signatures. A fax or electronic mail signature shall be deemed the same as an
12 original signature.

13 25. Public Record. Respondent hereby acknowledges that the Consent Order is and will
14 be a matter of public record.

15 26. Effective Date. This Consent Order shall become final and effective when signed by
16 all parties and delivered by the Commissioner’s agent via e-mail to Respondent at the following
17 email address: vlad@irepg.com.

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27. Authority to Sign. Each signatory hereto covenants that he/she possesses all necessary capacity and authority to sign and enter into this Consent Order and undertake the obligations set forth herein.

Dated: January 28, 2025
Sacramento, California

KHALIL MOHSENI
Acting Commissioner of Financial Protection and Innovation



By _____
MARY ANN SMITH
Deputy Commissioner
Enforcement Division

Dated: January 27, 2025

INNOVATIVE REAL ESTATE PLANNING GROUP, INC.

By _____
Vladimir Frazilus, CEO