

MARY ANN SMITH  
Deputy Commissioner  
SEAN M. ROONEY  
Assistant Chief Counsel  
NAMI R. KANG (State Bar No. 227954)  
Senior Counsel  
Department of Financial Protection and Innovation  
320 West 4th Street, Suite 750  
Los Angeles, California 90013  
Telephone: (213) 503-0457  
Email: Nami.Kang@dfpi.ca.gov

Attorneys for Complainant

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

In the Matter of:	)	DCLA LICENSE No.: 11350-99
	)	
THE COMMISSIONER OF FINANCIAL	)	SETTLEMENT AGREEMENT
PROTECTION AND INNOVATION,	)	
	)	
Complainant.	)	
	)	
v.	)	
	)	
PYRITE LOANS, LLC,	)	
	)	
Respondent.	)	

This Settlement Agreement is entered into between the Commissioner of Financial Protection and Innovation (Complainant or Commissioner) and Respondent Pyrite Loans, LLC (Respondent) and is made with respect to the following facts:

**I.**  
**RECITALS**

A. The Commissioner has jurisdiction over the licensing and regulation of persons engaged in the business of debt collection in California under the Debt Collection Licensing Act (DCLA) (Cal. Fin. Code §§ 100000 – 100025) and the rules and regulations promulgated thereunder.

SETTLEMENT AGREEMENT

B. The Commissioner also has jurisdiction over the regulation of persons who engage, have engaged, and propose to engage in offering or providing a consumer financial product or service in California and affiliated service providers under the California Consumer Financial Protection Law (CCFPL) (Cal. Fin. Code §§ 90000 – 90019).

C. Under the CCFPL, it is unlawful for a “covered person” to “[e]ngage, or propose to engage in any unlawful, unfair, deceptive, or abusive act or practice with respect to consumer financial products or services.” (Cal. Fin. Code § 90003(a)(1)).

D. A “covered person” is “[a]ny person that engages in offering or providing a consumer financial product or service to a resident of this state.” (Cal. Fin. Code § 90005(f)(1)).

E. A “consumer financial product or service” is generally a “financial product or service that is delivered, offered, or provided for use by consumers primarily for personal, family, or household purposes.” (Cal. Fin. Code § 90005(e)(1)).

F. “Financial product or service” includes, among other things, “[c]ollecting debt relating to a consumer financial product or service.” (Cal. Fin. Code § 90005(k)(10)).

G. “Financial product or service” also includes, among other things, [e]xtending credit and servicing extensions of credit, including acquiring, purchasing, selling, brokering extensions of credit, other than solely extending commercial credit to a person who originates consumer credit transactions. (Cal. Fin. Code § 90005(k)(1)).

H. Respondent is a California limited liability company.

I. Respondent has a principal place of business at 13207 Kayuga Street, Victorville, California 92395.

J. Respondent is licensed as a debt collector under the DCLA with license number 11350-99.

K. Respondent collects debt related to a consumer financial product or service, including but not limited to extensions of credit. (Cal Fin. Code § 90005(k)(1), (10)).

L. Because Respondent collects debts relating to consumer financial products and services, they are a covered person under the CCFPL (Cal Fin. Code § 90005(f)).

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1 M. California Financial Code section 100021(a) requires all DCLA licensees to file an  
2 annual report with the Commissioner, on or before March 15, that contains all relevant information  
3 that the Commissioner reasonably requires concerning the business and operations conducted by the  
4 licensee in the state during the preceding calendar year, including information regarding collection  
5 activity (Annual Report).

6 N. Pursuant to California Financial Code section 100015(a), the Commissioner is  
7 authorized to establish relationships or contracts with the Nationwide Multistate Licensing System  
8 & Registry (NMLS)<sup>1</sup> to collect and maintain records and process transaction fees or other fees  
9 related to licensees or other persons subject to this division. Pursuant to California Code of  
10 Regulations, title 10, section 1850.16, the licensee shall establish an email for communications  
11 from the Commissioner (Designated Email Address). The email account shall be established and  
12 monitored in accordance with the requirements in California Financial Code section 331.5. By  
13 registering the Designated Email Address, the applicant consents to receive information from the  
14 Commissioner at that email address, including, but not limited to, assessment notices.

15 O. On September 16, 2024, the Commissioner instructed all DCLA licensees via their  
16 Designated Email Address to verify that their current Designated Email Address meets the  
17 requirements and to update as needed.

18 P. On October 17, 2024, the Commissioner notified all DCLA licensees who had not  
19 yet provided a Designated Email Address via the email listed under Primary Company Contact on  
20 NMLS that they must provide a Designated Email Address immediately.

21 Q. On December 6, 2024, the Commissioner provided all DCLA licensees via the  
22 Designated Email Address with a sample of the Annual Report stating that detailed filing  
23 instructions and access to the Annual Report will be provided on January 2, 2025. The email  
24 reminded DCLA licensees that if they were licensed as of December 31, 2024, they must file the  
25 Annual Report via the DFPI Self-Service Portal by March 15, 2025.

26  
27 <sup>1</sup> NMLS stands for Nationwide Multistate Licensing System & Registry and is the system of record for non-depository,  
28 financial services licensing or registration in participating agencies, including the District of Columbia and U.S.  
Territories of Puerto Rico, the U.S. Virgin Islands, and Guam. In these jurisdictions, NMLS is the official system for  
companies and individuals seeking to apply for, amend, renew and surrender licenses authorities managed through  
NMLS.

1 R. Also on December 6, 2024, the Commissioner again notified all DCLA licensees  
2 who had not yet provided a Designated Email Address via the email listed under Primary Company  
3 Contact on NMLS that they must provide a Designated Email Address immediately. The  
4 Commissioner also provided these licensees with a sample of the Annual Report stating that  
5 detailed filing instructions and access to the Annual Report will be provided on January 2, 2025, but  
6 they will not receive detailed filing instructions and access to the annual report without a  
7 Designated Email Address. The email reminded the DCLA licensees that if they were licensed as  
8 of December 31, 2024, they must file the Annual Report via the DFPI Self-Service Portal by March  
9 15, 2025.

10 S. On January 3, 2025, the Commissioner notified all DCLA licensees via the  
11 Designated Email Address that the Annual Report was accessible via the DFPI Self-Service Portal  
12 and provided instructions for filing the Annual Report.

13 T. On February 14, 2025, the Commissioner again reminded all DCLA licensees via the  
14 Designated Email Address that all DCLA licensees must file the Annual Report by the deadline of  
15 March 15, 2025.

16 U. On March 3, 2025, the Commissioner gave a final reminder to all DCLA licensees  
17 via the Designated Email Address that all DCLA licensees who were licensed as of December 31,  
18 2024, must file the Annual Report by the deadline of March 15, 2025, stating that failure to file the  
19 Annual Report may subject the DCLA licensee to suspension, revocation, penalties, or other  
20 enforcement action.

21 V. As of March 16, 2025, Respondent, who was licensed as of December 19, 2023, had  
22 not filed its Annual Report with the Commissioner, in violation of California Financial Code  
23 section 100021(a). As a result, on March 18, 2025 the Commissioner issued a Notice of Failure to  
24 File Annual Report by March 15, 2025 (Failure Notice) to Respondent via certified mail and the  
25 email listed under Company Contact on NMLS notifying Respondent that the Department will issue  
26 a Desist and Refrain Order and Order Assessing Penalties under California Financial Code section

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1 90015(c) and (d)(1) and will also move to revoke Respondent's DCLA license under California  
2 Financial Code sections 100003(b)(3) and 100003.3(b)(1) if the Annual Report is not filed before  
3 March 28, 2025.

4 W. On March 25, 2025, or 10 days after the Failure Notice, Respondent filed its Annual  
5 Report with the Commissioner, in violation of California Financial Code section 100021(a).  
6 Pursuant to California Financial Code section 90012(b)(8), a penalty may be imposed for any  
7 unlawful act or practice with respect to consumer financial products or services in violation of  
8 California Financial Code sections 90003(a)(1), (a)(2), and 100021(a).

9 X. Therefore, on April 1, 2025, the Commissioner issued a Desist and Refrain Order and  
10 Order Assessing Penalties pursuant to California Financial Code section 90015(c) and (d)(1) (Desist  
11 and Refrain Order) for DCLA license number 11350-99.

12 Y. On April 5, 2025 Respondent notified the Commissioner that Respondent wished to  
13 resolve the Desist and Refrain Order without a hearing.

14 Z. The Commissioner finds that entering into this Settlement Agreement is in the public  
15 interest and consistent with the purposes fairly intended by the policies and provisions of the CCFPL  
16 and DCLA.

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

## 19 II.

### 20 TERMS AND CONDITIONS

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

23 2. Finality of Desist and Refrain Order. Pursuant to California Financial Code section  
24 90015(d), Respondent is hereby ordered to desist and refrain from engaging in unlawful acts and  
25 practices with respect to consumer financial products or services in violation of the California  
26 Financial Code section 90003(a)(1). Respondent is also hereby ordered to desist and refrain from  
27 offering or providing to a consumer any financial product or service not in conformity with the  
28 following consumer financial laws, including California Financial Code section 100021(a) of the

1 DCLA, in violation of California Financial Code section 90003(a)(2). This desist and refrain order is  
2 final and effective from the effective date of this Settlement Agreement, as defined in paragraph 25  
3 (Effective Date).

4 3. Administrative Penalty. Respondent shall pay an administrative penalty of \$1,500.00  
5 as stated in (a) through (f) below. The penalty shall be invoiced through NMLS. The NMLS  
6 payment instruction will reference 40230. In the alternative, Respondent may pay by Automated  
7 Clearing House (ACH) or a cashier's check directly to the Department of Financial Protection and  
8 Innovation (DFPI) to the attention of Accounting – Litigation, Department of Financial Protection  
9 and Innovation, 651 Bannon Street, Suite 300, Sacramento, California 95811. For any payment(s)  
10 made directly to the DFPI, notice of the payment(s) must be concurrently sent to Nami R. Kang,  
11 Senior Counsel, Department of Financial Protection and Innovation, 320 West 4th Street, Suite 750,  
12 Los Angeles, CA 90013 / Nami.Kang@dfpi.ca.gov.

- 13 a. \$250.00 due by no later than three business days after the Effective Date;
- 14 b. \$250.00 due by no later than May 30, 2025;
- 15 c. \$250.00 due by no later than June 30, 2025;
- 16 d. \$250.00 due by no later than July 30, 2025;
- 17 e. \$250.00 due by no later than August 29, 2025;
- 18 f. \$250.00 due by no later than September 30, 2025.

19 4. Failure to Pay Administrative Penalty. If Respondent fails to comply with paragraph  
20 3, the Commissioner may summarily suspend Respondent from engaging in business under its  
21 DCLA license until it provides evidence of compliance to the Commissioner's satisfaction.  
22 Respondent hereby waives any notice or hearing rights afforded under the Administrative Procedure  
23 Act, including California Government Code section 11415.60(b); Code of Civil Procedure; or any  
24 other provision of law to contest the summary suspension contemplated by this paragraph.

25 5. Waiver of Notice and Hearing Rights. Respondent acknowledges the Commissioner  
26 is ready, willing, and able to proceed with a hearing on the Desist and Refrain Order on the charges  
27 contained therein. Respondent hereby waives the right to any hearings, and to any reconsideration,  
28 appeal, or other right to review which may be afforded pursuant to the CCFPL, DCLA, the

1 California Administrative Procedure Act, the California Code of Civil Procedure, or any other  
2 provision of law.

3 6. Full and Final Resolution. The parties hereby acknowledge and agree that this  
4 Settlement Agreement is intended to constitute a full and final resolution of the violations described  
5 herein, and that no further proceedings or actions will be brought by the Commissioner in connection  
6 with these matters except under the CCFPL or DCLA or any other provision of law, excepting  
7 therefrom any proceeding to enforce compliance with the terms of this Settlement Agreement.

8 7. Failure to Comply with Settlement Agreement. Respondent agrees that if it fails to  
9 comply with the terms of this Settlement Agreement, the Commissioner may, in addition to all other  
10 available remedies it may invoke under the CCFPL or DCLA, summarily suspend/revoke the DCLA  
11 license of Respondent until Respondent is in compliance. Respondent waives any notice and  
12 hearing rights to contest such summary suspensions/revocations which may be afforded under the  
13 CCFPL, DCLA, the California Administrative Procedure Act, the California Code of Civil  
14 Procedure, or any other provision of law in connection therewith.

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

19 9. Future Actions by Commissioner. If Respondent fails to comply with the terms of the  
20 Settlement Agreement, the Commissioner may institute proceedings for any and all violations  
21 otherwise resolved under this Settlement Agreement. The Commissioner reserves the right to bring  
22 any future actions against Respondent, or any of its partners, owners, officers, shareholders,  
23 directors, employees, or successors for any and all unknown violations of the CCFPL or DCLA.

24 10. Assisting Other Agencies. Nothing in this Settlement Agreement limits the  
25 Commissioner's ability to assist any other government agency (city, county, state or federal) with  
26 any prosecution, administrative, civil or criminal action brought by that agency against Respondent  
27 or any other person based on any of the activities alleged in this matter or otherwise.  
28

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

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

11           13.     Headings. The headings to the paragraphs of this Settlement Agreement are inserted  
12 for convenience only and will not be deemed a part hereof or affect the construction or interpretation  
13 of the provisions hereof.

14           14.     Binding. This Settlement Agreement is binding on all heirs, assigns, and/or  
15 successors in interest.

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

26           16.     Waiver, Amendments, and Modifications. No waiver, amendment, or modification of  
27 this Settlement Agreement will be valid or binding unless it is in writing and signed by each of the  
28 parties. The waiver of any provision of this Settlement Agreement will not be deemed a waiver of



1 any other provision. No waiver by either party of any breach of, or of compliance with, any  
2 condition or provision of this Settlement Agreement by the other party will be considered a waiver  
3 of any other condition or provision or of the same condition or provision at another time.

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

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

14 19. Counterparts. This Settlement Agreement may be executed in one or more separate  
15 counterparts, each of which when so executed, shall be deemed an original. Such counterparts shall  
16 together constitute a single document.

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

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

26 22. Notice. Any notice required under this Settlement Agreement shall be provided to  
27 each party at the following addresses:

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To Respondent: Pyrite Loans, LLC  
Kali Ellison  
14826 Freeman Avenue  
Lawndale, California 90260  
PyriteLoans@gmail.com

To the Commissioner: Nami R. Kang, Senior Counsel  
Department of Financial Protection and Innovation  
320 West 4th Street, Suite 750  
Los Angeles, CA 90013  
Nami.Kang@dfpi.ca.gov

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

24. Public Record. Respondent hereby acknowledges that the Settlement Agreement is and will be a matter of public record.

25. Effective Date. This Settlement Agreement shall become final and effective when signed by all parties and delivered by the Commissioner's agent via e-mail to Respondent at the following email address: PyriteLoans@gmail.com.

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

Dated: May 6, 2025  
Sacramento, California

KHALIL MOHSENI  
Commissioner of Financial Protection and Innovation



By \_\_\_\_\_  
MARY ANN SMITH  
Deputy Commissioner  
Enforcement Division

Dated: May 5, 2025

PYRITE LOANS, LLC

By \_\_\_\_\_  
Kali Ellison, CEO