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

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13	In the Matter of:)	ESCROW LICENSE NO: 96DBO-187619
14	THE COMMISSIONER OF FINANCIAL)	
15	PROTECTION AND INNOVATION,)	
16)	DEMAND FOR AND ORDER TAKING
17	Complainant,)	POSSESSION OF THE TRUST FUNDS AND
18	v.)	ESCROW RECORDS OF AXIOM ESCROW
19	AXIOM ESCROW INC.,)	INC. PURSUANT TO FINANCIAL CODE
20)	SECTION 17621
21	Respondent.)	

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23 TO: AXIOM ESCROW, INC.
3914 Murphy Canyon Road Suite A144
24 San Diego, California 92123
25 Attn: Gassan Jaleel

26 COMERICA BANK
2307 Fenton Pkwy, Suite C109
27 San Diego, CA 92108
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1 RMA ACCOUNTING SERVICES, INC.
2 1509 W Cameron Ave
3 West Covina, CA 91790

4 EXCEPTIONAL FINANCIAL INC. DBA EXCEPTIONAL MORTGAGE
5 303 E. Main Street
6 El Cajon, California 92020

7 ADAM'S INCOME TAX & ACCOUNTING SERVICES LLC
8 311 E. Main Street
9 El Cajon, California 92020

10 WHEREAS, Khalil Mohseni, the Commissioner of Financial Protection and Innovation
11 (Commissioner), has found that Axiom Escrow, Inc. (Respondent or Axiom), an escrow agent subject
12 to the California Escrow Law (Fin. Code, § 17000 et seq.) (Escrow Law), is unable to remedy the
13 financial conditions identified in the Notice and Summary of Findings Pursuant to Section 17621 of
14 the Financial Code issued by the Commissioner on May 18, 2026; and

15 WHEREAS, the Commissioner has further determined that Respondent is conducting its
16 escrow business in an unsafe, injurious, and unauthorized manner, such that continued operations
17 would be hazardous to the public or to its customers, in that Respondent has incurred a trust fund
18 shortage in the approximate amount of at least \$299,154.72 as of April 28, 2026, and is engaging in a
19 type of accounts receivable fraud, which involves a high volume of unauthorized transfers between a
20 significant number of escrow files, in violation of Financial Code section 17414, subdivision (a)(1).

21 NOW, GOOD CAUSE APPEARING, pursuant to Financial Code section 17621, the
22 Commissioner, effective as of the date of this Order, hereby demands and takes possession of the trust
23 and general accounts of Axiom Escrow, Inc., together with all bank records, escrow records, and any
24 other documents or information pertinent thereto. The Commissioner shall retain possession of such
25 account and records until a conservator is appointed; or until Respondent's affairs are liquidated as
26 provided in Division 6, Chapter 6 of the Financial Code; or until Respondent is permitted to resume

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1 business with the consent of the Commissioner and subject to any conditions the Commissioner may
2 prescribe.

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Dated: May 15, 2026

KHALIL MOHSENI
Commissioner of Financial Protection and Innovation



By _____
MARY ANN SMITH
Deputy Commissioner
Enforcement Division