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8 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT
9 OF THE STATE OF CALIFORNIA

10
11 In the Matter of:) ESCROW LICENSE No. 963-1333
)
12 THE COMMISSIONER OF BUSINESS) AMENDED ACCUSATION
13 OVERSIGHT,)
)
14 Complainant,)
)
15 v.)
)
16 L.A. ESCROW EXPRESS, INC.,)
17)
18 Respondent.)
)

19
20 The Complainant is informed and believes, and based upon such information and belief,
21 alleges and charges Respondent as follows:

22 I
23 **Introduction**

24 1. Respondent L.A. Escrow Express, Inc. ("LA Escrow" or "Respondent") is an escrow
25 agent licensed by the Commissioner of Business Oversight ("Commissioner" or "Complainant")
26 pursuant to the Escrow Law of the State of California (Fin. Code §17000 et seq.). LA Escrow had
27 its principal place of business located at 29134 Roadside Drive, Suite 107A, Agoura Hills, California
28 91301.

ACCUSATION

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II

Escrow Violations

2. Pursuant to Financial Code section 17406, all licensees under the Escrow Law are required to file an annual audit report containing audited financial statements (“audit report”) within one hundred and five (105) days after the close of their fiscal year. Respondent’s fiscal year end is October 31. Accordingly, Respondent was required to file its audit report for the fiscal year end October 31, 2015 on or before February 15, 2016.

3. On or about September 21, 2015, Complainant notified Respondent in writing that its audit report was due February 15, 2016. Respondent failed to file the audit report by February 15, 2016.

4. On or about February 24, 2016, a demand letter was sent to Respondent via certified, return-receipt mail notifying Respondent that the audit report must be filed within ten days and that failure to file to the audit report would result in the assessment of penalties and possibly suspension or revocation of its escrow agent’s license. Respondent failed to file the audit report by March 7, 2016 as demanded.

5. The Department of Business Oversight (“Department”), on or about March 7, 9, and 10, 2016, also sent three emails to LA Escrow at its designated email for Department communications notifying LA Escrow that its audit report due on February 15, 2016 had still not been received. According to Microsoft Outlook, all three emails were received by LA Escrow with no response. On March 16, 2016, the Department received an email from Microsoft Outlook notifying the Department that the March 10, 2016 email to LA Escrow had been deleted without being read.

6. Respondent has yet to file its audit report for the fiscal year end October 31, 2015, and it is now 56 days late.

7. On or about April 6, 2016, LA Escrow filed an application to surrender its escrow agent’s license with the Commissioner.

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III

Revocation Statute

8. Financial Code section 17608 provides in pertinent part:

The commissioner may, after notice and a reasonable opportunity to be heard, suspend or revoke any license if he finds that:

(b) The licensee has violated any provision of this division or any rule made by the commissioner under and within the authority of this division.

IV

Conclusion

9. Complainant finds that, by reason of the foregoing, Respondent L.A. Escrow Express, Inc. has violated Financial Code section 17406, and it is in the best interests of the public to revoke the escrow agent’s license of Respondent L.A. Escrow Express, Inc.

WHEREFORE, IT IS PRAYED that the escrow agent’s license of Respondent L.A. Escrow Express, Inc. be revoked.

Dated: November 1, 2016
Los Angeles, CA

JAN LYNN OWEN
Commissioner of Business Oversight

By _____
Judy L. Hartley
Senior Counsel
Enforcement Division