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13 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT  
14 OF THE STATE OF CALIFORNIA

15 In the Matter of:	)	OAH Case No.: 2018011014
	)	
16 THE COMMISSIONER OF BUSINESS	)	Agency Case No.: 1581563
17 OVERSIGHT,	)	
	)	<b>ORDER DENYING APPLICATION FOR</b>
18 Complainant,	)	<b>MORTGAGE LOAN ORIGINATOR</b>
	)	<b>LICENSE</b>
19 v.	)	
	)	
20 KAHRAM ZAMANI,	)	TRIAL DATES: July 25-26, 2018
	)	TRIAL TIME: 9:00 a.m.
21 Respondent.	)	ASSIGNED TO: Unassigned
	)	
	)	

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23  
24 The Complainant, the Commissioner of Business Oversight (Commissioner), of the  
25 Department of Business Oversight (Department), finds that:

26 1. On or around July 10, 2017, Kahram Zamani (Respondent) filed an application for a  
27 mortgage loan originator (MLO) license with the Commissioner by submitting a Form MU4  
28 through the Nationwide Mortgage Licensing System (Application) pursuant to Financial Code

1 section 50140 of the California Residential Mortgage Lending Act (Fin. Code § 50000 *et seq.*)  
2 (CRMLA).

3       2.       The Department discovered that Respondent’s history included making  
4 misrepresentations of material facts in connection with mortgage lending and/or loan modification  
5 services, causing harm to consumers; an Order Judgment for permanent injunctions; a restricted  
6 BRE license; recent bankruptcies; and misrepresentations of material facts in the Application.  
7 Therefore, Respondent did not meet at least one of the minimum requirements for licensure under  
8 the CRMLA, namely Financial Code section 50141, subdivision (a)(3), which requires that  
9 Respondent “demonstrated such financial responsibility, character, and general fitness as to  
10 command the confidence of the community and to warrant a determination that the mortgage loan  
11 originator will operate honestly, fairly, and efficiently within the purposes of this division.”

12       3.       On or around January 2, 2018, the Commissioner issued to Respondent a Statement  
13 of Issues, Notice of Intention to Deny Application for Mortgage Loan Originator License and  
14 accompanying documents (Statement of Issues), which is incorporated herein by this reference.

15       4.       On or around January 8, 2018, the Commissioner served upon Respondent the  
16 Statement of Issues via certified mail, return receipt requested.

17       5.       On or around January 16, 2018, the Commissioner received Respondent’s timely  
18 written request for a hearing dated January 16, 2018 (Notice of Defense).

19       6.       On or around January 26, 2018, a request to set the matter for hearing was filed with  
20 the Office of Administrative Hearings (OAH) and the matter was assigned hearing dates of July 25  
21 and 26, 2018, at the Los Angeles regional office of OAH (OAH Case No. 2018011014).

22       7.       On or around June 14, 2018, Respondent submitted to the Commissioner a written  
23 withdrawal of his Notice of Defense dated June 13, 2018.

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NOW GOOD CAUSE APPEARING THEREFOR, it is hereby ordered that the application for a mortgage loan originator license of Kahram Zamani is denied. This order is effective as of the date hereof.

Dated: June 27, 2018  
Los Angeles, California

JAN LYNN OWEN  
Commissioner of Business Oversight

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