

1 STATE OF CALIFORNIA  
2 BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY  
3 DEPARTMENT OF BUSINESS OVERSIGHT

4 TO: Rene Castro  
5 21007 Windrose Drive  
6 Walnut, California 91789

7 DESIST AND REFRAIN ORDER

8 (For violations of California Financial Code section 22100)

9 The Commissioner of Business Oversight (Commissioner) finds that:

10 1. The Commissioner is authorized to pursue administrative actions and remedies against  
11 persons who engages in violations of the California Financing Law (Financial Code § 22000, *et seq.*)  
12 (CFL).

13 2. At all relevant times, Rene Castro (Castro) was an “independent consultant” and  
14 solicited clients for JCW, LLC that could not “get a loan through conventional channels because of  
15 credit and/or income issues.”

16 3. At all relevant times, JCW, LLC (JCW) was a California limited liability company  
17 formed on or about April 4, 2011, and with a principal place of business at 21007 Windrose Drive,  
18 Walnut, California 91789.

19 4. At all relevant times, Jack Wang was the owner, president, managing member, and  
20 registered agent of process for JCW.

21 5. Beginning in or about March 2016 through May 2018, JCW engaged in the business  
22 of a finance lender by funding at least 9 commercial loans.

23 6. Castro found potential clients for JCW by sending flyers and personally knocking on  
24 their doors. Castro also solicited borrowers by telephone and text messages. Castro received from  
25 JCW compensation commonly referred as a “finder’s fee” when JCW successfully made a loan to a  
26 California borrower.

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1           7.        Castro negotiated the terms of the loan with the borrower, gathered loan documents,  
2 and obtained signatures. Castro prepared loan documents with interest rates between 10 to 18 percent,  
3 verified that the loan was secured by real property and ensured borrowers sent monthly loan  
4 payments to JCW.

5           8.        The Commissioner has not issued a license to Castro to engage in the business of a  
6 finance lender and/or broker. Castro is not exempt from the licensing requirement of Financial Code  
7 section 22100.

8           9.        Financial Code section 22100, subdivision (a), provides that “[n]o person shall engage  
9 in the business of a . . . broker without obtaining a license from the commissioner.”

10          10.       Financial Code section 22004 defines “broker” to ‘include [] any person who is  
11 engaged in the business of . . . performing any act as broker in connection with loans made by a  
12 finance lender.’”

13          11.       Financial Code 22712, subdivision (a), provides in relevant part:

14                   Whenever, in the opinion of the commissioner, any person is engaged  
15 in business as a finance lender, broker . . . as defined in this division,  
16 without a license from the commissioner . . . the commissioner may  
17 order that person . . . to desist and to refrain from engaging in the  
18 business or further continuing that violation.

19          Based on the foregoing findings, the Commissioner of Business Oversight is of the opinion  
20 that Rene Castro has engaged in the business of a finance lender and/or broker in violation of  
21 California Financial Code section 22100.

22          Pursuant to California Financial Code section 22712, Rene Castro is hereby ordered to desist  
23 and refrain from engaging in the business of a finance broker and/or in the State of California without  
24 first obtaining a license from the Commissioner, or otherwise being exempt.

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This Order is necessary, in the public interest, for the protection of consumers and is consistent with the purposes, policies, and provisions of the California Financing Law.

Date: April 11, 2019  
Sacramento, CA

JAN LYNN OWEN  
Commissioner of Business Oversight

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