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

11 In the Matter of: )  
 ) ESCROW LICENSE NO.: 963-2636  
12 THE COMMISSIONER OF BUSINESS )  
13 OVERSIGHT, ) ORDER REVOKING ESCROW AGENT  
 ) LICENSE  
14 Complainant, )  
 )  
15 v. )  
 )  
16 NEVAEH’S ESCROW, INC., )  
17 )  
18 Respondent. )  
19 )

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

21 **I.**

22 **Introduction**

23 1. Respondent Nevaeh’s Escrow, Inc. (NEI) is an escrow agent licensed by the  
24 Commissioner pursuant to the Escrow Law of the State of California (Fin. Code § 17000 et seq.)  
25 (Escrow Law). NEI had its principal place of business located at 12139 Mt. Vernon Avenue, Suite  
26 102, Grand Terrace, California 92313.

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1 II.

2 **Failure to File Annual Audit Report**

3 2. Pursuant to Financial Code section 17406, all licensees under the Escrow Law are  
4 required to file an annual audit report containing audited financial statements (annual audit report)  
5 within 105 days after the close of their fiscal year. NEI’s fiscal year end is September 30.  
6 Accordingly, NEI was required to file its audit report for the fiscal year end September 30, 2018  
7 (2018 annual audit report) on or before January 15, 2019.

8 3. On August 27, 2018, the Department of Business Oversight (Department) notified  
9 NEI in writing that its 2018 annual audit report was due January 15, 2019. NEI failed to file the  
10 2018 annual audit report by January 15, 2019.

11 4. On January 24, 2019, the Department sent a follow up letter to NEI concerning its  
12 failure to file the 2018 annual audit report. NEI was notified in the letter that failure to file to the  
13 2018 annual audit report within ten days of the date of the letter could result in assessment of  
14 penalties, a special examination and/or administrative action.

15 5. On February 8, 2019, the Department sent an email to NEI at its designated email  
16 address notifying NEI once again that the Department had not received NEI’s 2018 annual audit  
17 report. A copy of the January 24, 2019 letter was attached to the email.

18 6. On February 8, 2019, NEI responded to the Department that it would consult with its  
19 CPA and bookkeeper. The Department urged NEI to file the 2018 annual audit report as soon as  
20 possible as NEI was being assessed penalties in the amount of \$100.00 a day for the first 5 days the  
21 annual audit report was overdue and thereafter, at a rate of \$500.00 a day for each day the annual  
22 audit report was overdue.

23 7. On February 21, 2019, the Department received a request from NEI for an extension  
24 until April 1, 2019 to submit its 2018 annual audit report. On February 22, 2018, the Department  
25 notified NEI in writing that its request for an extension was denied as NEI already had more than a  
26 month to file its 2018 annual report.

27 8. NEI has yet to file its 2018 annual audit report with the Department as required by  
28 Financial Code section 17406.

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9. The above-described violation constitutes grounds under Financial Code section 17608 to revoke an escrow agent’s license under the Escrow Law.

**III.**

**Administrative Action**

10. On April 4, 2019, the Commissioner issued a Notice of Intention to Issue Order Revoking Escrow Agent’s License, Accusation and accompanying documents against NEI based upon the above.

11. On April 26, 2019, NEI was served via certified, return receipt mail at its licensed location on. The Department has received no request for a hearing from NEI and the time to request a hearing has expired.

**IV.**

**Revocation Order**

NOW GOOD CAUSE APPEARING THEREFORE, it is hereby ordered that the escrow agent’s license of Respondent Nevaeh’s Escrow, Inc. is revoked effective this date.

Dated: June 10, 2019  
Los Angeles, California

MANUEL P. ALVAREZ  
Commissioner of Business Oversight

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