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**STATE OF CALIFORNIA**  
**BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY**  
**DEPARTMENT OF BUSINESS OVERSIGHT**

TO: EscrowC.com  
C/o Shinjiru Technology Sdn Bhd  
19-2 Wisma Laxton  
Jalan Desa, Taman Desa, Off Jalan Klang Lama  
58100 Kuala Lumpur  
Malaysia

**DESIST AND REFRAIN ORDER**

**(For violations of Financial Code sections 17200, 17210.2, and 17403)**

The Commissioner of Business Oversight finds that:

1. EscrowC.com is a business entity of unknown type. EscrowC.com maintains a public website at www.escrowc.com. On its website, EscrowC.com purports to have its principal place of business in San Francisco, California, and lists a phone number with a San Francisco area code.
2. The domain name for EscrowC.com’s website is registered by Shinjiru Technology Sdn Bhd, a Malaysian private limited company with its principal place of business at 19-2 Wisma Laxton, Jalan Desa, Taman Desa, Off Jalan Klang Lama, 58100 Kuala Lumpur, Malaysia.
3. The Commissioner has jurisdiction over the licensing and regulation of persons and entities engaged in the business of receiving escrows for deposit or delivery under the Escrow Law (Fin. Code, § 17000 et seq.).
4. It is “unlawful for any person to engage in business as an escrow agent within this state except by means of a corporation duly organized for that purpose licensed by the commissioner as an escrow agent.” (Fin. Code, § 17200.) “Escrow agent” includes persons engaged in the business of receiving escrows for deposit or delivery over the internet. (§§ 17004.5, 17005.6.)
5. No person undertaking the performance of escrow agent services may “issue, circulate, or publish any advertisement by any means of communication . . . containing any fictitious or corporate name or other words indicating that the person is in the escrow business, unless the person is a licensed escrow agent.” (Fin. Code, § 17403, subd. (a); see § 17005.4.)

1           6.       In addition, no escrow agent “shall disseminate, or cause or permit to be disseminated,  
2 in any manner whatsoever, any statement or representation which is false, misleading, or deceptive,  
3 or which omits to state material information, or which refers to the supervision of that agent by the  
4 State of California or any department or official thereof.” (Fin. Code, § 17210.2, subd. (a).)

5           7.       EscrowC.com engages in the business of an escrow agent over the internet and  
6 advertises that it is in the escrow business by offering the following services on its website:

7               a.       EscrowC.com “provides online escrow services at affordable rates.”

8               b.       EscrowC.com “allows buyers and sellers to negotiate a price for domain  
9 names, cars, boats, aircraft, fine art or any high-value item.” After the buyer and seller agree on  
10 terms, the buyer sends payment to EscrowC.com, which holds the funds in a “secure Escrow  
11 Account.” The seller then sends the merchandise to the buyer, the buyer accepts the merchandise, and  
12 EscrowC.com releases funds to the seller from the escrow account.

13              c.       EscrowC.com “reduces the risk of fraud by acting as a trusted third-party that  
14 collects, holds and only disburses funds when both Buyers and Sellers are satisfied.”

15           8.       EscrowC.com’s website contains an embedded video entitled “How Does Escrow.com  
16 Work?” The video, which is hosted on the video-sharing website YouTube, belongs to Internet  
17 Escrow Services, Inc., doing business as Escrow.com, which is a California corporation and an  
18 escrow agent licensed by the Commissioner with its principal place of business in San Francisco,  
19 California.

20           9.       EscrowC.com is not officially related to, affiliated with, or authorized by Internet  
21 Escrow Services, Inc., or Escrow.com.

22           10.      EscrowC.com fails to state on its website that it is not officially related to, affiliated  
23 with, or authorized by Internet Escrow Services, Inc., or Escrow.com.

24           11.      EscrowC.com has not been issued a license by the Commissioner under the Escrow  
25 Law and is not authorized to engage in business as an escrow agent in California. EscrowC.com is  
26 not exempt from the licensing requirements of Financial Code sections 17200 and 17403.

27           12.      Under Financial Code section 17416, if, in the opinion of the Commissioner, a person  
28 “is engaged, either actually or through subterfuge, in the business of receiving escrows for deposit or

1 delivery” without a license from the Commissioner, the Commissioner “may order that person to  
2 desist and to refrain from engaging in that business.”

3 13. Under Financial Code section 17403, subdivision (b), if, in the opinion of the  
4 Commissioner, a person has violated section 17403, the Commissioner “may order that person to  
5 desist and refrain from that violation.”

6 14. Under Financial Code section 17210.2, subdivision (c), the Commissioner “may order  
7 any person to desist from any conduct which the commissioner finds to be a violation” of section  
8 17210.2.

9 Based on the foregoing, the Commissioner is of the opinion that EscrowC.com has engaged in  
10 the business of receiving escrows for deposit or delivery in California without first obtaining a license  
11 in violation of Financial Code section 17200.

12 The Commissioner is also of the opinion that EscrowC.com has advertised that it is in the  
13 escrow business without being a licensed escrow agent in violation of Financial Code section 17403,  
14 subdivision (a).

15 The Commissioner is also of the opinion that EscrowC.com has disseminated or caused or  
16 permitted to be disseminated any statement or representation which is false, misleading, or deceptive,  
17 or which omits to state material information, or which refers to the supervision of that agent by the  
18 State of California or any department or official thereof in violation of Financial Code section  
19 17210.2, subdivision (a).

20 Accordingly, under Financial Code section 17416, EscrowC.com is ordered to desist and  
21 refrain from engaging in the business of receiving escrows for deposit or delivery in California  
22 without first obtaining a license from the Commissioner.

23 Further, under Financial Code section 17403, subdivision (b), EscrowC.com is ordered to  
24 desist and refrain from issuing, circulating, and publishing any advertisement by any means of  
25 communication containing any fictitious or corporate name or other words indicating that it is in the  
26 escrow business without first obtaining a license from the Commissioner.

27 Further, under Financial Code section 17210.2, subdivision (c), EscrowC.com is ordered to  
28 desist from disseminating or causing or permitting to be disseminated any statement or representation

1 which is false, misleading, or deceptive, or which omits to state material information, or which refers  
2 to the supervision of that agent by the State of California or any department or official thereof.

3 This Order is necessary, in the public interest, for the protection of consumers, and consistent  
4 with the purposes, policies, and provisions of the Escrow Law. This Order shall remain in full force  
5 and effect until further order of the Commissioner.

6 Dated: July 30, 2020  
7 Los Angeles, California

MANUEL P. ALVAREZ  
Commissioner of Business Oversight

8  
9 By \_\_\_\_\_  
10 MARY ANN SMITH  
11 Deputy Commissioner  
12 Enforcement Division  
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