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7  
8 Attorneys for Complainant

9 BEFORE THE DEPARTMENT OF FINANCIAL PROTECTION AND INNOVATION  
10 OF THE STATE OF CALIFORNIA  
11

12	In the Matter of:	)	NMLS ID NO.: 1765154
13		)	
14	THE COMMISSIONER OF BUSINESS	)	ORDER DENYING APPLICATION FOR
14	OVERSIGHT,	)	MORTGAGE LOAN ORIGINATOR LICENSE
15		)	
15	Complainant,	)	
16	v.	)	
17	TIFFANI WAI VONALVENSLEBEN a.k.a.	)	
18	TIFFANI WAI VALLONE, a.k.a. TIFFANI	)	
18	WAI MOFFITT,	)	
19		)	
19	Respondent.	)	
20		)	

21  
22 The Commissioner of Financial Protection and Innovation (Commissioner) of the State of  
23 California finds that:

24 1. On December 30, 2019, Tiffani Wai VonAlvensleben a.k.a. Tiffani Wai Vallone,  
25 a.k.a. Tiffani Wai Moffitt (VonAlvensleben) filed an application for a mortgage loan originator  
26 (MLO) license with the Commissioner by submitting a Form MU4 through the Nationwide Mortgage  
27 Licensing System (NMLS) (hereafter, Application). VonAlvensleben was initially sponsored by  
28 Mutual of Omaha Mortgage, a California licensed lender under the California Residential Mortgage

1 Lending Act (CRMLA) (Fin. Code section 50000 et seq.) (License No. 41-DBO-82652).

2 VonAlvensleben is now sponsored by Synergy One Lending, Inc., a California licensed lender and  
3 broker under the California Financing Law (CFL) (Fin. Code section 22000 et seq.) (License No.  
4 60DBO-109621).

5         2.         A review of VonAlvensleben’s Form MU4 showed that she has filed for bankruptcy  
6 and has been the subject of a foreclosure action through her “Yes” response to Financial Disclosure  
7 questions (A)(1) which asked whether she has filed a personal bankruptcy petition or been the subject  
8 of an involuntary petition within the last 10 years and (A)(3) which asked whether she has been the  
9 subject of a foreclosure action within the last 10 years.

10         3.         VonAlvensleben, however, failed to disclose the 2015 regulatory action taken against  
11 her by the California Department of Real Estate (formerly known as the Bureau of Real Estate)  
12 (DRE), as described in the following paragraphs, by answering “No” to Regulatory Action questions  
13 (K) (5), (6) and (9). Regulatory question (K) asked whether “any State or federal regulatory agency  
14 or foreign financial regulatory authority or self-regulatory organization (SRO) ever:” “(5) revoked  
15 your registration license?”; “(6) denied or suspended your registration or license or application for  
16 licensure, disciplined you, or otherwise by order, prevented you from associating with a financial  
17 services-related business or restricted your activities?”; and “(9) entered an order concerning you in  
18 connection with any license or registration?”.

19         4.         On July 20, 2015, the DRE issued an Order to Desist and Refrain (No. H-6287 SAC),  
20 and Accusation (No. 6288 SAC) against VonAlvensleben for engaging in real estate broker activities  
21 without a real estate broker license and for employing and/or compensating an individual for  
22 performing acts that require a real estate license.

23         5.         On October 21, 2016, effective November 14, 2016, the Stipulation and Agreement in  
24 Settlement and Order (BRE No. H-6287) (Stipulation) was approved by the DRE. Under the  
25 Stipulation, VonAlvensleben’s real estate salesperson license was revoked. However, a restricted real  
26 estate salesperson license was issued under section 10156.5 of the Business and Professions Code.  
27 VonAlvensleben was not eligible to apply for the issuance of any unrestricted real estate license nor  
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1 the removal of any of the conditions, limitations, or restrictions of a restricted license until after four  
2 years from the effective date of the Stipulation.

3 6. On February 26, 2018, the DRE denied VonAlvensleben's petition to remove the  
4 restrictions on her license because she was not eligible to apply for the removal of any of the  
5 restrictions on her license until after four years from the effective date of the Stipulation, November  
6 14, 2020. DRE records show that VonAlvensleben's salesperson license is in revoked status.

7 7. On February 11, 2020, the Department's special administrator sent VonAlvensleben a  
8 notification, through NMLS, requesting she provide a name change documentation and a "Yes"  
9 response to the appropriate Regulatory Action Disclosure questions (K) (5), (6), and (9).  
10 VonAlvensleben's response was due within 90 days of the date of the notification, but she failed to  
11 submit her response to Regulatory Action Disclosure questions (K) (5), (6), and (9).

12 8. Between February 24, 2020 and May 8, 2020, VonAlvensleben attested and submitted  
13 several amended Form MU4s, but it was not until May 11, 2020, that she amended her Form MU4 in  
14 which she answered "Yes" to Regulatory Action Disclosure questions (K) (5) and (6). And then on  
15 May 12, 2020, VonAlvensleben submitted another amended Form MU4 in which she answered  
16 "Yes" to Regulatory Action Disclosure question (K) (9).

17 9. Based on the foregoing, the Commissioner finds that VonAlvensleben does not meet  
18 at least one of the minimum requirements for issuance of an MLO license as set forth in Financial  
19 Code sections 22109 and 50141. VonAlvensleben has not demonstrated the financial responsibility,  
20 character, and general fitness required under Financial Code sections 22109, subdivision (a)(3) and  
21 50513, subdivision (a)(2).

22 10. On December 8, 2020, the Commissioner issued the Notice of Intention to Issue Order  
23 Denying Mortgage Loan Originator License Application, Statement of Issues, and accompanying  
24 documents (Notice of Intention to Deny) based on the above findings. The Commissioner served the  
25 Notice of Intention to Deny on December 9, 2020 at the latest address on file. VonAlvensleben did  
26 not request a hearing and the time to request a hearing has expired.

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1 NOW GOOD CAUSE APPEARING THEREFOR, it is hereby ordered that the Application  
2 filed by Tiffani Wai VonAlvensleben a.k.a. Tiffani Wai Vallone, a.k.a. Tiffani Wai Moffitt  
3 (VonAlvensleben) for a mortgage loan originator license is denied. This order is effective as of the  
4 date hereof.

5 Dated: January 22, 2021  
6 Los Angeles, California

MANUEL P. ALVAREZ  
Commissioner of Financial Protection and Innovation

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8  
9 By: \_\_\_\_\_

10 MARY ANN SMITH  
11 Deputy Commissioner



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