

1 email address and phone number as EJLP and Johnson, and refers to Eric Johnson. The website
2 states that “Eric Johnson Private Lending [sic] is a leading boutique private lending firm specializing
3 in commercial and residential loans across all states and territories.” The two websites (collectively
4 the Websites) do not display any lender license number or NMLS number.

5 7. The Websites provide a contact address in Chino, California. That address is affiliated
6 with an Eric Johnson, who is a licensed California real estate appraiser, whose name and address
7 appear to have been misappropriated by the subject parties without permission to advance their
8 scheme. The Websites thus provide a false address.

9 8. In October 2020, EJPL and Johnson offered to provide a loan for a California resident.
10 The California resident submitted an application, on a form provided by EJPL and Johnson, for a loan
11 in the amount of \$200,000.00. The loan was to be secured by a single-family residential property;
12 was for personal, family or household purposes; and was not a commercial loan. EJPL and Johnson
13 sent the borrower purported loan documents including a loan term sheet, letter of approval,
14 promissory note, loan agreement, and security agreement, which the borrower signed and returned.

15 9. EJPL and Johnson demanded that the borrower send them \$4,000.00 as loan
16 processing costs and then demanded that the borrower send them \$9,550.00 as purported insurance
17 costs for the loan. At their direction, the borrower wired both amounts to an account at Golden 1
18 Credit Union.

19 10. Although the borrower sent the funds demanded, EJPL and Johnson failed and refused
20 to fund the loan. The borrower demanded that they return his funds, but they have failed to do so.

21 11. The Commissioner has not issued a license to Eric Johnson Lending Prime, Eric
22 Lending Prime or to an Eric Johnson authorizing them to engage in the business of a finance lender
23 and/or broker under the California Finance Lenders Law as required by California Financial Code
24 section 22100 and they are not exempt from such licensing requirements.

25 12. The Commissioner has not issued a license to Eric Johnson Lending Prime, Eric
26 Lending Prime or to an Eric Johnson authorizing them to engage in the business of making or
27 servicing residential mortgage loans under the CRMLA as required by California Financial Code
28 section 50002 and they are not exempt from such licensing requirements.

1 By reason of the foregoing findings, the Acting Commissioner of the Department of Financial
2 Protection and Innovation is of the opinion that Eric Johnson Lending Prime, Eric Lending Prime and
3 Eric Johnson have engaged in the business of a finance lender and/or broker without having first
4 obtained a license from the Commissioner in violation of California Financial Code section 22100.

5 Pursuant to California Financial Code section 22712, Eric Johnson Lending Prime, Eric
6 Lending Prime and Eric Johnson are ordered to desist and refrain from engaging in the business of a
7 finance lender and/or broker in the State of California without first obtaining a license from the
8 Commissioner, or otherwise being exempt.

9 By reason of the foregoing findings, the Acting Commissioner of the Department of Financial
10 Protection and Innovation is further of the opinion that Eric Johnson Lending Prime, Eric Lending
11 Prime and Eric Johnson have engaged in the business of making or servicing residential mortgage
12 loans in violation of California Financial Code section 50002.

13 Pursuant to California Financial Code section 50320, Eric Johnson Lending Prime, Eric
14 Lending Prime and Eric Johnson are ordered to desist and refrain from engaging in the business of
15 making and/or servicing residential mortgage loans in the State of California without first obtaining a
16 license from the Commissioner, or otherwise being exempt.

17 This order is necessary, in the public interest, for the protection of consumers, and is
18 consistent with the purposes, policies, and provisions of the California Finance Lenders Law and the
19 California Residential Mortgage Lending Act.

20 Dated: July 14, 2021
21 Sacramento, California

CHRISTOPHER S. SHULTZ
Acting Commissioner of Financial Protection and Innovation

22 By _____

23 MARY ANN SMITH
24 Deputy Commissioner
25 Enforcement Division

