PRESTON DuFAUCHARD
California Corporations Commissioner
ALAN S. WEINGER
Deputy Commissioner
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BEFORE THE DEPARTMENT OF CORPORATIONS

OF THE STATE OF CALIFORNIA

In the Matter of the Accusation of THE CALIFORNIA CORPORATIONS COMMISSIONER, Complainant, vs. MS ESCROW SERVICES, Respondent.	File No.: 963-2473 ORDER REVOKING ESCROW AGENT'S LICENSE

The California Corporations Commissioner finds that:

1. MS Escrow Services ("MS Escrow") is an escrow agent licensed by the California Corporations Commissioner ("Commissioner") pursuant to the Escrow Law of the State of California (California Financial Code Section 17000 et seq.).

2. Pursuant to Financial Code section 17406, all licensees under the Escrow Law are required to file an annual audit report containing audited financial statements ("audit report") within one hundred and five (105) days after the close of their fiscal year. MS Escrow's fiscal year end is March 31. Accordingly, MS Escrow was required to file its audit report on or before July 15, 2011.

3. On February 7, 2011, the Commissioner notified MS Escrow in writing that its audit report was due July 15, 2011. MS Escrow failed to file the audit report by July 15, 2011.

4. On July 22, 2011, a follow up letter was sent to MS Escrow concerning its failure to

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file the audit report. MS Escrow was notified in the letter that failure to file to the audit report within ten days of the date of the letter could result in assessment of penalties, a special examination and/or administrative action.

5. MS Escrow has yet to file the audit report as required by Financial Code section 17406.

6. MS Escrow previously failed to timely file its 2008 and 2010 audit reports. MS Escrow failed to file its 2008 audit report until September 9, 2008 (54 days late) and its 2010 audit report until August 12, 2010 (28 days late).

7. Pursuant to Financial Code section 17210, all licensees under the Escrow Law are required to maintain a tangible net worth of $50,000.00, to include liquid assets of at least $25,000.00 in excess of current liabilities.

8. The most recent balance sheet provided to the Commissioner by MS Escrow was for the period ended May 31, 2011 and disclosed a liquid asset deficiency of $18,407.84. On June 15, 2011, MS Escrow was requested to submit proof that the liquid asset deficiency had been corrected. MS Escrow has yet to submit any evidence that the liquid asset deficiency has been corrected or otherwise respond.

9. The above-described violations constitute grounds under Financial Code section 17608 to revoke the escrow agent's license.

10. On November 7, 2011, the Commissioner issued a Notice of Intention to Issue Order Revoking Escrow Agent's License, Accusation and accompanying documents against MS Escrow based upon the above. MS Escrow was personally served with those documents on November 14, 2011. The Department has received no request for a hearing from MS Escrow and the time to request a hearing has expired.

NOW GOOD CAUSE APPEARING THEREFORE, it is hereby ordered that escrow agent's license of MS Escrow Services is revoked effective the date hereof.

Dated: December 1, 2011
Los Angeles, CA

PRESTON DuFAUCHARD
California Corporations Commissioner

By_____
Alan S. Weinger, Deputy Commissioner

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