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2 **STATE OF CALIFORNIA**
3 **BUSINESS, TRANSPORTATION AND HOUSING AGENCY**
4 **DEPARTMENT OF CORPORATIONS**

5 TO: Malcolm L. Felix, dba First American Financial
6 25342 Fairgreen
7 Mission Viejo, CA 92692

8 **DESIST AND REFRAIN ORDER**
9 **(For violations of sections 22100 and 22161 of the Financial Code)**

10 The California Corporations Commissioner finds that:

- 11 1. At all relevant times, Malcolm L. Felix (“Felix”), doing business as First American
12 Financial, maintained a principal place of business at 25342 Fairgreen, Mission Viejo, CA 92692.
- 13 2. On May 25, 2006, the California Corporations Commissioner issued Felix a broker’s
14 license under the California Finance Lenders Law (“CFL”), Cal. Fin. Code § 22000 et seq., license
15 number 603-B445.
- 16 3. On July 1, 2008, the California Corporations Commissioner issued an order revoking
17 Felix’s CFL license for failure to maintain a surety bond in the amount of \$25,000.00 in accordance
18 with Financial Code section 22112. The order was served on July 3, 2008. The license remains
19 revoked.
- 20 4. On June 2, 2009, Felix ran an advertisement in the Los Angeles Times newspaper
21 offering loans. The advertisement was titled “Fast Cash Low Rates.” The advertisement further
22 stated: “Income documentation not needed. Money available in 7 business days. Also FHA loans
23 funded in 21 days. Refi special to 105 LTV.” The advertisement stated the license number 603-
24 B445.
- 25 5. The California Corporations Commissioner has revoked Felix’s license and has not
26 issued another license to Felix to engage in the business of a finance lender or broker, as required by
27 Section 22100 of the Financial Code.
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