

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

STATE OF CALIFORNIA
BUSINESS, TRANSPORTATION AND HOUSING AGENCY
DEPARTMENT OF CORPORATIONS

TO: Corporate Escrow Services, LLC
Corporate Escrow Services, Inc.
Corporatescrowservices.com
Kevin Richardson
3660 Wilshire Blvd., Suite 704
Los Angeles, California 90010

DESIST AND REFRAIN ORDER

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

The California Corporations Commissioner (“Commissioner”) finds that:

1. Corporate Escrow Services, LLC, Corporate Escrow Services, Inc., corporatescrowservices.com and Kevin Richardson have engaged in business as escrow agents by advertising escrow services over the Internet at www.corporatescrowservices.com, from about March, 2010 to the present as follows:

a) corporatescrowservices.com represents on its website that it is an independent escrow company, licensed by the California Department of Corporations and provides escrows for real estate transactions. Corporatescrowservices.com claims to provide safe-keeping of all important documents and funds until all agreements and the sale of a home are complete. Corporatescrowservices.com represents that an escrow officer will 1.) order a preliminary title report, 2.) coordinate with the buyer’s lender regarding loan documents and will receive the buyer’s final down payment, 3.) arrange for title insurance, 4.) handle property tax issues, 5.) prepare a closing statement, and 6.) keep in close contact with the customer regarding all aspects of escrow.

b) Corporate Escrow Services, LLC, Corporate Escrow Services, Inc., corporatescrowservices.com and Kevin Richardson claim to protect both the buyer and the seller

1 from unfair business practices by other “in-house” escrow companies and claim to be bonded by the
2 Escrow Agents Fidelity Corporation, providing insurance for the consumer’s funds or assets.

3 c) Corporateescrowservices.com claims to be a company called Corporate Escrow
4 Services, LLC, but also refers to itself as Corporate Escrow Services, Inc., and as Premiere Escrow
5 Services, Inc. and Premier Escrow. The corporateescrowservices.com website largely copies the
6 website of Premiere Escrow Services, Inc., a company which holds a valid escrow license from the
7 California Department of Corporations. Premiere Escrow Services, Inc. is not affiliated with
8 Corporate Escrow Services, LLC, Corporate Escrow Services, Inc., corporateescrowservices.com nor
9 Kevin Richardson.

10 2. Neither Corporate Escrow Services, LLC, Corporate Escrow Services, Inc.,
11 corporateescrowservices.com nor Kevin Richardson has been issued a license from the
12 Commissioner authorizing any of them to conduct business as an escrow agent, as required by
13 California Financial Code section 17200.

14 3. Neither Corporate Escrow Services, LLC, Corporate Escrow Services, Inc.,
15 corporateescrowservices.com nor Kevin Richardson is exempt from the licensing requirements of
16 Section 17200.

17 4. Neither Corporate Escrow Services, LLC, Corporate Escrow Services, Inc.,
18 corporateescrowservices.com nor Kevin Richardson has been issued a license from the
19 Commissioner authorizing any of them to use words indicating that any of them are in the escrow
20 business, as required by California Financial Code section 17403.

21 5. Corporate Escrow Services, LLC, Corporate Escrow Services, Inc.,
22 corporateescrowservices.com and Kevin Richardson have disseminated or caused to be disseminated
23 false, misleading and/or deceptive statements or representations by claiming that they are a licensed,
24 bonded escrow company and by claiming to be affiliated with a legitimate licensee, in violation of
25 California Financial Code section 17210.2.

26 Based upon the foregoing findings, the California Corporations Commissioner is of the
27 opinion that Corporate Escrow Services, LLC, Corporate Escrow Services, Inc.,
28 corporateescrowservices.com and Kevin Richardson, and their officers, directors, partners, agents,

1 employees and/or servants are in violation of California Financial Code sections 17200, 17210.2(a)
 2 and 17403(a). Pursuant to California Financial Code section 17416, Corporate Escrow Services,
 3 LLC, Corporate Escrow Services, Inc., corporatescrowservices.com and Kevin Richardson are
 4 hereby ordered to desist and refrain from engaging in the business of receiving escrows for deposit or
 5 delivery without first obtaining a license from the Commissioner. Pursuant to California Financial
 6 Code section 17403(b), Corporate Escrow Services, LLC, Corporate Escrow Services, Inc.,
 7 corporatescrowservices.com nor Kevin Richardson are further ordered to immediately desist and
 8 refrain from issuing, circulating, or publishing any advertisement by means of any communication,
 9 including any website, or making use of or circulating any letterheads, billheads, blank notes, blank
 10 receipts, blank escrow instructions, certificates, circulars, or any written or printed paper containing
 11 any fictitious or corporate name or other words indicating that any of them are in the escrow
 12 business. Pursuant to California Financial Code section 17210.2(c), Corporate Escrow Services,
 13 LLC, Corporate Escrow Services, Inc., corporatescrowservices.com and Kevin Richardson, are
 14 further ordered to immediately desist and refrain from disseminating, or causing or permitting to be
 15 disseminated, in any manner whatsoever, any statement or representation which is false, misleading,
 16 or deceptive, or which omits to state material information, or which refers to the supervision of that
 17 agent by the State of California or any department or official thereof.

18 This Order is necessary, in the public interest, for the protection of investors and consistent
 19 with the purposes, policies and provisions of the California Escrow Law. This order shall remain in
 20 full force and effect until further order of the California Corporations Commissioner.

21 Dated: June 22, 2010
 22 Sacramento, California

23 PRESTON DuFAUCHARD
 24 California Corporations Commissioner

25
 26 By: _____
 27 ALAN S. WEINGER
 28 Deputy Commissioner
 Enforcement Division