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**STATE OF CALIFORNIA**  
**BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY**  
**DEPARTMENT OF BUSINESS OVERSIGHT**

**TO:** Universal Lending Corporation doing business as Commercial Capital Corporation and Silicon Valley Finance Company  
Edward J. Hostia  
One Market Plaza, Tower Building, 36<sup>th</sup> Floor  
San Francisco, California 94105

**DESIST AND REFRAIN ORDER**

**(For violations of section 22100 of the California Financial Code)**

The Commissioner of Business Oversight (“Commissioner”) finds that:

1. At all relevant times, Universal Lending Corporation doing business as Commercial Capital Corporation and Silicon Valley Finance Company (collectively “ULC”) was a business entity of unknown status purporting to have a principal place of business at One Market Plaza, Spear Tower, Suite 3600, San Francisco, California, 94105.

2. At all relevant times, ULC maintained websites at [www.commercialcapitalcorp.org](http://www.commercialcapitalcorp.org) and [www.siliconvalley-finance.com](http://www.siliconvalley-finance.com). ULC claims that it provides commercial real estate loans, hard money loans, private equity, and venture capital investments in amounts ranging from \$500,000 to \$100,000,000. ULC also published classified advertisements in *The New York Times*, announcing “FINANCING AVAIL NOW! All projects considered.”

3. At all relevant times, an individual using the name “Edward J. Hostia” (“Hostia”) represented himself to be the “Investment Counsel,” chief executive officer, and a control person of ULC.

4. Commencing as early as December 2011, ULC and Hostia engaged in the business of a finance broker by representing to individual clients that ULC could act as a “facilitator” for procuring commercial loans. ULC required clients to pay a “good faith deposit” or “administrative

1 due diligence retainer” ranging from \$5,000 to \$70,000 to secure and process the loans. In all known  
2 instances, the clients were never approved for the loans and ULC retained the funds advanced.

3 5. Neither ULC nor Hostia are licensed by the Commissioner to engage in the business  
4 of a finance lender or broker as required by Financial Code section 22100.

5 Based on the foregoing findings, the Commissioner of Business Oversight is of the opinion  
6 that Universal Lending Corporation doing business as Commercial Capital Corporation and Silicon  
7 Valley Finance Company and Edward J. Hostia have engaged in the business of a finance lender or  
8 broker in violation of Financial Code section 22100. Pursuant to Financial Code section 22712,  
9 Universal Lending Corporation doing business as Commercial Capital Corporation and Silicon  
10 Valley Finance Company and Edward J. Hostia are hereby ordered to desist and refrain from  
11 engaging in the business of a finance lender or broker in the State of California without first obtaining  
12 a license from the Commissioner, or otherwise being exempt.

13 This Order is necessary, in the public interest, for the protection of consumers and is  
14 consistent with the purposes, policies and provisions of the California Finance Lenders Law.

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16 Dated: February 27, 2014  
17 Sacramento, California

JAN LYNN OWEN  
California Commissioner of Business Oversight



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19  
20 By \_\_\_\_\_  
21 MARY ANN SMITH  
22 Deputy Commissioner  
23 Enforcement Division  
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