

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

TO: David A. Randall
D&D Closing Services, L.L.C.
www.ddclosingservices.com

8880 Rio San Diego
San Diego, CA 92108

7676 Hazard Center Drive
San Diego, CA 92108

DESIST AND REFRAIN ORDER

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

1. At all relevant times, D&D Closing Services, L.L.C., d.b.a. www.ddclosingservices.com (“D&D”) is a limited liability company with a principal place of business located at 8880 Rio San Diego, San Diego, CA 92108 and at 7676 Hazard Center Drive, San Diego, CA 92108. D&D conducts business by way of the internet at www.ddclosingservices.com, by telephone number (619) 272-9694 and by email at ddclosingservices@gmail.com. D&D is an escrow company that provides online escrow services to consumers.

2. At all relevant times, David A. Randall (“Randall”) asserts to California consumers that Randall is the “Escrow Manager” of D&D. Based on information and belief, Randall is also the control person of D&D. Randall does business located at 8880 Rio San Diego, San Diego, CA 92108 and at 7676 Hazard Center Drive, San Diego, CA 92108. Randall conducts business by telephone number (619) 272-9694 and by email at randall@ddclosingservices.com.

3. Beginning in at least October, 2015 to present, D&D and Randall engaged in business as escrow agents by receiving escrows for deposit or delivery in at least one (1) transaction involving a California consumer. Specifically, D&D and Randall engaged in at least one (1) transaction where one (1) person, for the purpose of effecting the sale of property to another, delivered a written instrument, money, evidence of title to property, or other thing of value to D&D and Randall to be held by D&D and Randall until the happening of a specified event or the performance of a prescribed

1 condition, when it is then to be delivered by D&D and Randall to a grantee, grantor, promisee,
2 promisor, obligee, obligor, bailee, bailor, or any agent or employee of any of the latter.

3 4. Neither D&D nor Randall has been issued a license by the Commissioner authorizing
4 them to engage in business as an escrow agent, as required by Financial Code section 17200 of the
5 California Escrow Law (Fin. Code, §§ 17000 et seq.) (“Escrow Law”). Neither D&D nor Randall is
6 exempt from the licensing requirements of the Escrow Law.

7 5. D&D and Randall, in handling the escrows described above, have engaged in the
8 business of an escrow agent by advertising escrow services over the internet at
9 www.ddclosingservices.com. Specifically, D&D and Randall make the following representations on
10 their website at www.ddclosingservices.com:

11 a) “A successful escrow company provides attention to detail, security,
12 professionalism, and fast service. Our goal at D&D Closing Services LLC is to expedite the sale
13 process while providing both buyers and sellers with rock-solid security.”

14 b) “D&D Closing Services LLC is client centered. In an industry where the client
15 often gets forgotten, D&D Closing Services LLC makes sure clients are the focus. We offer
16 personalized service designed to meet your title and escrow needs.”

17 c) “D&D Closing Services LLC makes closings stress free. Real estate transactions
18 become more complex with each passing day. At D&D Closing Services LLC, we strive to keep
19 stress at its minimum, processing even the most difficult transactions with expertise.”

20 d) “Contact Us. Contact Info. D&D Closing Services LLC. 8880 Rio San Diego Drive
21 San Diego, CA 92108 Phone: (619) 272-9694 Fax: (619) 374-7497 www.ddclosingservices.com;
22 randall@ddclosingservices.com; ddclosingservices@gmail.com.”

23 6. Pursuant to Financial Code section 17403, no person subject to the Escrow Law is
24 allowed to issue, circulate, or publish any advertisement by any means of communication or circulate
25 documents containing words indicating that it is in the escrow business unless licensed under the
26 Escrow Law.

27 7. Neither D&D Closing nor Randall has been issued a license from the Commissioner
28 authorizing them to use words indicating that they are in the escrow business, as required by

1 Financial Code section 17403.

2 Based upon the foregoing findings, the Commissioner of Business Oversight is of the opinion
3 that D&D Closing Services, L.L.C., d.b.a. www.ddclosingservices.com, and David A. Randall are in
4 violation of Financial Code sections 17200 and 17403. Pursuant to Financial Code section 17416,
5 D&D Closing Services, L.L.C.,d.b.a. www.ddclosingservices.com, and David A. Randall are hereby
6 ordered to desist and refrain from engaging in the business of receiving escrows for deposit or
7 delivery without first obtaining a license from the Commissioner.

8 Pursuant to Financial Code section 17403, D&D Closing Services, L.L.C., d.b.a.
9 www.ddclosingservices.com, and David A. Randall are further ordered to immediately desist and
10 refrain from issuing, circulating, or publishing any advertisement by means of any communication,
11 including any website, or making use of or circulating any letterheads, billheads, blank notes, blank
12 receipts, blank escrow instructions, certificates, circulars, or any written or printed paper containing
13 any fictitious or corporate name or other words indicating that they are in the escrow business.

14 This Order is necessary, in the public interest, for the protection of consumers and consistent
15 with the purposes, policies and provisions of the Escrow Law. This order shall remain in full force
16 and effect until further order of the Commissioner.

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18 Dated: March-17, 2016

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JAN LYNN OWEN
California Commissioner of Business Oversight

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By _____
MARY ANN SMITH
Deputy Commissioner
Enforcement Division

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