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8  
9 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT  
10 OF THE STATE OF CALIFORNIA

11 In the Matter of: ) ESCROW LICENSE NO. 963-1459  
12 )  
13 THE COMMISSIONER OF BUSINESS )  
OVERSIGHT, )  
14 )  
15 Complainant, ) ACCUSATION  
16 )  
17 v. )  
18 KARI JANE HARDWICK, )  
19 Respondent. )  
20

21 The Commissioner of Business Oversight (Commissioner) is informed and believes, and  
22 based upon such information and belief, alleges and charges Respondent as follows:

23 **I.**

24 **Introduction**

25 1. Respondent Kari Jane Hardwick (Hardwick) was at all relevant times employed by  
26 Glen Oaks Escrow, Inc. (Glen Oaks), an escrow agent licensed by the Commissioner under the  
27 Escrow Law of the State of California (Fin. Code, § 17000 et seq.) (Escrow Law). Glen Oaks has its  
28 principal place of business at 6100 San Fernando Road, Glendale California, 91201.



1           **A.     Escrow File Number 139369-KJ**

2           Hardwick was the escrow officer for escrow file number 139369-KJ. The examiner reviewed  
3 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
4 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
5 statement, as well as other documents in the file, which revealed that Hardwick inflated the  
6 following charges on the borrower's closing statement without the principal's authorization (in the  
7 written escrow instructions or otherwise):

Type of Charge	Borrower's final closing statement	Title disbursement summary	Inflated amount
Title-recording process service fee	75.00	25.00	50.00
Title-tax service fee	75.00	Not a true charge	75.00
Title-sub escrow fee	95.00	45.00	50.00
Title-wire fee	75.00	25.00	50.00
Title-endorsement fee	150.00	25.00	125.00
<b>Total</b>			<b>\$350.00</b>

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17           On January 31, 2018, Hardwick issued a \$200.00 check from the trust account to Chris Nhat  
18 (who was not a party to the transaction) via check number 876935, and a \$150.00 check to herself  
19 via check number 877000. Hardwick made these two unauthorized disbursements of trust funds  
20 totaling \$350.00 after unlawfully inflating the borrower's costs by \$350.00, and failing to provide  
21 the borrower with an accurate final account statement in violation of Financial Code section 17414,  
22 subdivisions (a)(1) and (a)(2) and CCR sections 1738, 1738.2, and 1741.3. Glen Oaks subsequently  
23 transferred \$350.00 from its general account to the trust account to refund the borrower and correct  
24 the trust fund shortage.

25           **B.     Escrow File Number 139217-KJ**

26           Hardwick was the escrow officer for escrow file number 139217-KJ. The examiner reviewed  
27 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
28 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account

1 statement, as well as other documents in the file, which revealed that Hardwick inflated the  
 2 following charges without the principal's authorization (in the written escrow instructions or  
 3 otherwise):

Type of Charge	Borrower's final closing statement	Title disbursement summary	Inflated amount
Title-tax service fee	62.78	0.00 not a true charge	62.78
Title-endorsement fee	75.00	25.00	50.00
Wells Fargo Bank – interest to pay off loan	378.29	408.07	-29.78
Wells Fargo Bank – recording fee	160.00	93.00	67.00
Glen Oaks Escrow – reimbursement for courier/overnight	175.00	75.00	100.00
<b>Total</b>			<b>\$250.00</b>

14 On February 2, 2018, Hardwick issued a \$250.00 check from the trust fund to Kevin Ho  
 15 (who was not a party to the transaction) via trust check number 877105. Hardwick made this  
 16 unauthorized disbursement of trust funds after unlawfully inflating the borrower's costs and failing  
 17 to provide the borrower with an accurate final account statement in violation of Financial Code  
 18 section 17414, subdivisions (a)(1) and (a)(2) and CCR sections 1738, 1738.2, and 1741.3. Glen  
 19 Oaks subsequently transferred \$250.00 from its general account to the trust account to refund the  
 20 borrower and correct the trust fund shortage.

21 **C. Escrow File Number 138896-KJ**

22 Hardwick was the escrow officer for escrow file number 138896-KJ. The examiner reviewed  
 23 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
 24 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
 25 statement, as well as other documents in the file, which revealed that on December 20, 2017,  
 26 Hardwick issued a \$200.00 check to Sandra Woodson (who was not a party to the escrow  
 27 transaction) via trust fund check number 872928. This payment to Woodson was not authorized by  
 28 the principals (in the written escrow instructions or otherwise). The exam also revealed that

1 Hardwick issued a \$300.00 check to C.S. for notary services via trust fund check number 872929.  
2 The closing instructions authorized a \$200.00 notary fee. Hardwick made these unauthorized  
3 disbursements of trust funds in violation of Financial Code section 17414, subdivision (a)(1) and  
4 CCR sections 1738, and 1738.2. Glen Oaks subsequently transferred \$300.00 from its general  
5 account to the trust account to refund the borrower and correct the trust fund shortage.

6 **D. Escrow File Number 136948-KJ**

7 Hardwick was the escrow officer for escrow file number 136948-KJ. The examiner reviewed  
8 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
9 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
10 statement, as well as other documents in the file, which revealed that Hardwick inflated the title  
11 charge, and issued a check from the trust fund without the principal's authorization (in the written  
12 escrow instructions or otherwise).

13 On December 27, 2017, Hardwick issued a \$150.00 check from the trust fund to Chris Nhat  
14 (who was not a party to the transaction) via trust check number 873535. Hardwick made this  
15 unauthorized disbursement of trust funds in violation of Financial Code section 17414, subdivision  
16 (a)(1) and CCR sections 1738 and 1738.2. Hardwick failed to disclose this disbursement on the final  
17 account statement in violation of Financial Code section 17414, subdivision (a)(2) and title 10 CCR  
18 section 1741.3. Glen Oaks subsequently transferred \$150.00 from its general account to the trust  
19 account to refund the borrower and correct the trust fund shortage.

20 **E. Escrow File Number 137288-KJ**

21 Hardwick was the escrow officer for escrow file number 137288-KJ. The examiner reviewed  
22 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
23 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
24 statement, as well as other documents in the file, which revealed that the borrower authorized  
25 \$200.00 in notary fees.

26 On December 7, 2017, Hardwick issued a \$250.00 check from the trust fund to L.F., the  
27 notary, via check number 871308, and also issued a \$50.00 check from the trust fund to herself for  
28 notary services via trust check number 872094. The borrowers had only authorized \$200.00 in

1 notary services. The notary charges are disclosed on the closing statement, but the statement does  
2 not contain the borrower's signature. Therefore, an extra \$100.00 in notary fees was unauthorized.  
3 Hardwick made these unauthorized disbursement of trust funds in violation of Financial Code  
4 section 17414, subdivision (a)(1) and CCR sections 1738 and 1738.2. Glen Oaks subsequently  
5 transferred \$100.00 from its general account to the trust account to refund the borrower and correct  
6 the trust fund shortages.

7 **F. Escrow File Number 137407-KJ**

8 Hardwick was the escrow officer for escrow file number 137407-KJ. The examiner reviewed  
9 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
10 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
11 statement, as well as other documents in the file, which revealed that on January 3, 2018, Hardwick  
12 issued a \$147.00 check from the trust fund to Chris Nhat (who was not a party to the transaction) via  
13 trust check number 874390. The principal to the transaction authorized the payment of \$147.00 to  
14 pay off a credit card balance but did not authorize the payment to Chris Nhat.

15 Hardwick made this unauthorized disbursement of trust funds in violation of Financial Code  
16 section 17414, subdivision (a)(1) and CCR sections 1738 and 1738.2. Hardwick failed to correctly  
17 list the charge on the final account statement in violation of Financial Code section 17414,  
18 subdivision (a)(2) and 10 CCR section 1741.3. Glen Oaks subsequently transferred \$147.00 from its  
19 general account to the trust account to refund the borrower and correct the trust fund shortage.

20 **G. Escrow File Number 137416-KJ**

21 Hardwick was the escrow officer for escrow file number 137416-KJ. The examiner reviewed  
22 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
23 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
24 statement, as well as other documents in the file, which revealed that on January 31, 2018, Hardwick  
25 issued: a \$250.00 check from the trust account to Chris Nhat (who was not a party to the transaction)  
26 via trust check number 876942; a \$450.00 check from the trust account to Kevin Ho (who was not a  
27 party to the transaction) via trust check number 876357; and issued a \$250.00 check to herself from  
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1 the trust account via trust check number 877132. These payments were not authorized by, or  
2 disclosed to, the principals to the transaction (in the written escrow instructions or otherwise).

3 Hardwick made these disbursements in violation of Financial Code section 17414,  
4 subdivisions (a)(1) and (a)(2) and CCR sections 1738, 1738.2, and 1741.3. Glen Oaks subsequently  
5 transferred \$950.00 from its general account to the trust account to refund the borrower and correct  
6 the trust fund shortage.

7 **H. Escrow File Number 137995-KJ**

8 Hardwick was the escrow officer for escrow file number 137995-KJ. The examiner reviewed  
9 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
10 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
11 statement, as well as other documents in the file, which revealed that on December 26, 2017,  
12 Hardwick issued a \$225.00 check from the trust fund to Chris Nhat (who was not a party to the  
13 transaction) via trust check number 873350. The payment to Chris Nhat was not authorized by or  
14 disclosed to the principals to the transaction (in the written escrow instructions or otherwise) in  
15 violation of Financial Code section 17414, subdivisions (a)(1) and (a)(2) and CCR sections 1738,  
16 1738.2, and 1741.3. Glen Oaks subsequently transferred \$225.00 from its general account to the  
17 trust account to refund the borrower and correct the trust fund shortage.

18 **I. Escrow File Number 138599-KJ**

19 Hardwick was the escrow officer for escrow file number 138599-KJ. The examiner reviewed  
20 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
21 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
22 statement, as well as other documents in the file, which revealed that on December 27, 2017,  
23 Hardwick issued a \$300.00 check from the trust fund to Chris Nhat (who was not a party to the  
24 transaction) via trust check number 873544. The payment to Chris Nhat was not authorized by or  
25 disclosed to the principals to the transaction (in the written escrow instructions or otherwise) in  
26 violation of Financial Code section 17414, subdivisions (a)(1) and (a)(2) and CCR sections 1738,  
27 1738.2, and 1741.3. Glen Oaks subsequently transferred \$300.00 from its general account to the  
28 trust account to refund the borrower and correct the trust fund shortage.

1           **J. Escrow File Number 138856-KJ**

2           Hardwick was the escrow officer for escrow file number 138856-KJ. The examiner reviewed  
3 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
4 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
5 statement, as well as other documents in the file, which revealed that the borrowers authorized  
6 \$200.00 in notary fees. On December 29, 2017, Hardwick issued a \$250.00 check from the trust  
7 account to herself, for notary services, via trust check number 873979, and also issued a \$150.00  
8 check from the trust fund to Chris Nhat (who was not a party to the transaction) via trust check  
9 number 873978. The additional \$50.00 for notary services paid to Hardwick and payment to Chris  
10 Nhat were not authorized by the principals to the transaction (in the written escrow instructions or  
11 otherwise) in violation of Financial Code section 17414, subdivision (a)(1) and CCR sections 1738  
12 and 1738.2. Glen Oaks subsequently transferred \$200.00 from its general account to the trust  
13 account to refund the borrower and correct the trust fund shortage.

14           **K. Escrow File Number 139070-KJ**

15           Hardwick was the escrow officer for escrow file number 139070-KJ. The examiner reviewed  
16 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
17 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
18 statement, as well as other documents in the file, which revealed that on January 3, 2018, Hardwick  
19 issued a \$200.00 check from the trust fund to Chris Nhat (who was not a party to the transaction) via  
20 trust check number 874391. The payment to Chris Nhat was not authorized by or disclosed to the  
21 principals to the transaction (in the written escrow instructions or otherwise). The examiner's  
22 review of the file also revealed that Hardwick overinflated the notary expense on the Borrower's  
23 Final Settlement Statement, where Hardwick listed the expense as \$300.00, whereas the check issued  
24 to the notary in the escrow file revealed that the expense was only \$200.00.

25           Hardwick made this unauthorized disbursement of trust funds and failed to prepare an  
26 accurate final account statement in violation of Financial Code section 17414, subdivisions (a)(1)  
27 and (a)(2) and CCR sections 1738, 1738.2, and 1741.3. Glen Oaks subsequently transferred \$200.00

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1 from its general account to the trust account to refund the borrower and correct the trust fund  
2 shortage.

3 **L. Escrow File Number 137278-KJ**

4 Hardwick was the escrow officer for escrow file number 137278-KJ. The examiner reviewed  
5 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
6 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
7 statement, as well as other documents in the file, which revealed that on January 18, 2018, Hardwick  
8 issued a \$150.00 check to Sandra Woodson (who was not a party to the escrow transaction) via trust  
9 fund check number 875674. This payment to Woodson was not authorized by the principals in the  
10 transaction (in the written escrow instructions or otherwise) in violation of Financial Code section  
11 17414, subdivision (a)(1) and CCR sections 1738 and 1738.2. Glen Oaks subsequently transferred  
12 \$150.00 from its general account to the trust account to refund the borrower and correct the trust  
13 fund shortage.

14 **M. Escrow File Number 138580-KJ**

15 Hardwick was the escrow officer for escrow file number 138580-KJ. The examiner reviewed  
16 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
17 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
18 statement, as well as other documents in the file, which revealed that on January 4, 2018, Hardwick  
19 issued a \$250.00 check to Sandra Woodson (who was not a party to the escrow transaction) via trust  
20 fund check number 874513. This payment to Woodson was not authorized by the principals in the  
21 transaction (in the written escrow instructions or otherwise) in violation of Financial Code section  
22 17414, subdivision (a)(1) and CCR sections 1738 and 1738.2. Glen Oaks subsequently transferred  
23 \$250.00 from its general account to the trust account to refund the borrower and correct the trust  
24 fund shortage.

25 **N. Escrow File Number 139108-KJ**

26 Hardwick was the escrow officer for escrow file number 139108-KJ. The examiner reviewed  
27 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
28 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account

1 statement, as well as other documents in the file, which revealed that on January 22, 2018, Hardwick  
2 issued a \$75.00 check to Kevin Ho (who was not a party to the escrow transaction) via trust fund  
3 check number 876080. This payment to Ho was not authorized by the principals in the transaction  
4 (in the written escrow instructions or otherwise) in violation of Financial Code section 17414,  
5 subdivision (a)(1) and CCR sections 1738 and 1738.2. Glen Oaks subsequently transferred \$75.00  
6 from its general account to the trust account to refund the borrower and correct the trust fund  
7 shortage.

8 **O. Escrow File Number 135491-KJ**

9 Hardwick was the escrow officer for escrow file number 135491-KJ. The examiner reviewed  
10 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
11 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
12 statement, as well as other documents in the file, which revealed that the borrower authorized  
13 \$200.00 in notary expenses. On July 31, 2017, Hardwick issued a \$200.00 check to K.F., the notary,  
14 via trust fund check number 854842, and a \$100.00 check to K.F. via trust fund check number  
15 854843. On July 31, 2018, Harwick issued a \$50.00 check to herself via trust fund check number  
16 858844. \$150.00 of these payments were not authorized by, or properly disclosed to the principals  
17 in the transaction (in the written escrow instructions or otherwise) in violation of Financial Code  
18 section 17414, subdivisions (a)(1) and (a)(2) and CCR sections 1738, 1738.2, and 1741.3. Glen Oaks  
19 subsequently transferred \$150.00 from its general account to the trust account to refund the borrower  
20 and correct the trust fund shortage.

21 **P. Escrow File Number 138683-KJ**

22 Hardwick was the escrow officer for escrow file number 138683-KJ. The examiner reviewed  
23 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
24 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
25 statement, as well as other documents in the file, which revealed that on February 15, 2018,  
26 Hardwick issued a \$50.00 check to Chris Nhat (who was not a party to the escrow transaction) via  
27 trust fund check number 878070. This payment to Nhat was not authorized by the principals to the  
28 transaction (in the written escrow instructions or otherwise) in violation of Financial Code section

1 17414, subdivision (a)(1) and CCR sections 1738 and 1738.2. Glen Oaks subsequently transferred  
2 \$50.00 from its general account to the trust account to refund the borrower and correct the trust fund  
3 shortage.

4 **Q. Escrow File Number 135264-KJ**

5 Hardwick was the escrow officer for escrow file number 135264-KJ. The examiner reviewed  
6 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
7 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
8 statement, as well as other documents in the file, which revealed that on June 21, 2017, Hardwick  
9 issued a trust fund check to herself via check number 849624 for \$50.00. The principals did not  
10 authorize this payment (in the written escrow instructions or otherwise), and it was not disclosed on  
11 the final account statement in violation of Financial Code section 17414, subdivisions (a)(1) and  
12 (a)(2) and CCR sections 1738, 1738.2 and 1741.3. Glen Oaks subsequently transferred \$50.00 from  
13 its general account to the trust account to refund the borrower and correct the trust fund shortage.

14 **R. Escrow File Number 135823-KJ**

15 Hardwick was the escrow officer for escrow file number 135823-KJ. The examiner reviewed  
16 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
17 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
18 statement, as well as other documents in the file, which revealed that the borrower authorized  
19 \$200.00 in notary fees. On July 13, 2017, Hardwick issued a trust fund check to herself via check  
20 number 852775 for \$250.00 for notary services, which is \$50.00 more than the authorized amount.  
21 Hardwick issued the check in violation of Financial Code section 17414, subdivision (a)(1) and CCR  
22 section 1738 and 1738.2. Glen Oaks subsequently transferred \$50.00 from its general account to the  
23 trust account to refund the borrower and correct the trust fund shortage.

24 **S. Escrow File Number 138080-KJ**

25 Hardwick was the escrow officer for escrow file number 138080-KJ. The examiner reviewed  
26 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
27 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
28 statement, as well as other documents in the file, which revealed that the borrower authorized

1 \$200.00 in notary fees. On November 28, 2017, Hardwick issued a trust fund check to herself via  
2 check number 869627 for \$300.00 for notary services, which is \$100.00 more than the authorized  
3 amount. Hardwick issued this check in violation of Financial Code section 17414 subdivision (a)(1)  
4 and CCR section 1738 and 1738.2. Glen Oaks subsequently transferred \$100.00 from its general  
5 account to the trust account to refund the borrower and correct the trust fund shortage.

6 **T. Escrow File Number 138496-KJ**

7 Hardwick was the escrow officer for escrow file number 138496-KJ. The examiner reviewed  
8 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
9 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
10 statement, as well as other documents in the file, which revealed that the borrower authorized  
11 \$200.00 in notary fees. On November 28, 2017, Hardwick issued a trust fund check to herself via  
12 check number 869898 for \$250.00 for notary services, which is \$50.00 more than the authorized  
13 amount. Hardwick issued this check in violation of Financial Code section 17414 subdivision (a)(1)  
14 and CCR section 1738 and 1738.2. Glen Oaks subsequently transferred \$50.00 from its general  
15 account to the trust account to refund the borrower and correct the trust fund shortage.

16 **U. Escrow File Number 138965-KJ**

17 Hardwick was the escrow officer for escrow file number 138965-KJ. The examiner reviewed  
18 the escrow instructions, escrow ledger, checks written from the trust account, grant deed, deed of  
19 trust, notary invoice(s), estimated closing statement, title disbursement summary, and final account  
20 statement, as well as other documents in the file, which revealed that the borrower authorized  
21 \$200.00 in notary fees. On December 21, 2017, Hardwick issued a trust fund check to herself via  
22 check number 873014 for \$250.00 for notary services, which is \$50.00 more than the authorized  
23 amount in violation of Financial Code section 17414 subdivision (a)(1) and CCR section 1738 and  
24 1738.2. Hardwick also listed the notary fee as \$200.00 on the closing document, and thus failed to  
25 provide the borrower with an accurate final account statement in violation of Financial Code section  
26 17414, subdivision (a)(2) and CCR section 1741.3. Glen Oaks subsequently transferred \$50.00 from  
27 its general account to the trust account to refund the borrower and correct the trust fund shortage.

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10. CCR, title 10, section 1738.2 provides:

An escrow agent shall use documents or other property deposited in escrow only in accordance with the written escrow instructions of the principals to the escrow transaction or the escrow instructions transmitted electronically over the Internet executed by the principals to the escrow transaction, or if not otherwise directed by written or electronically executed instructions, in accordance with sound escrow practice, or pursuant to order of a court of competent jurisdiction.

11. CCR, title 10, section 1741.3 provides in pertinent part:

Upon completion of an escrow transaction an escrow agent shall render to each principal to the escrow transaction a statement of his account in writing. Such statement shall specify all receipts and disbursements of escrow funds for his account. . . .

12. Financial Code section 17423 provides in pertinent part:

(a) The commissioner may, after appropriate notice and opportunity for hearing, by order, censure or suspend for a period not exceeding 12 months, or bar from any position of employment, management, or control any escrow agent, or any other person, if the commissioner finds either of the following:

(1) That the censure, suspension, or bar is in the public interest and that the person has committed or caused a violation of this division or rule or order of the commissioner, which violation was either known or should have been known by the person committing or causing it or has caused material damage to the escrow agent or to the public.

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(b) Within 15 days from the date of a notice of intention to issue an order pursuant to subdivision (a), the person may request a hearing under the Administrative Procedure Act (Chapter 5 (commencing with Section 11500) of Division 3 of Title 2 of the Government Code). Upon receipt of a request, the matter shall be set for hearing to commence within 30 days after such receipt unless the person subject to this division consents to a later date. If no hearing is requested within 15 days after the mailing or service of such notice and none is ordered by the commissioner, the failure to request a hearing shall constitute a waiver of the right to a hearing.

(c) Upon receipt of a notice of intention to issue an order pursuant to this section, the person who is the subject of the proposed order is immediately prohibited from engaging in any escrow processing activities, including disbursing any trust funds in the escrow agent's possession, custody or control, and the financial institution holding trust fluids shall be so notified by service of the notice, accusation and other administrative pleadings. The prohibition against disbursement

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of trust funds may be set aside, in whole or in part, by the commissioner for good cause.

**IV.**

**Conclusion**

The Commissioner finds that, by reason of the foregoing, Respondent Kari Jane Hardwick has violated Financial Code section 17414, subdivisions (a)(1) and (a)(2) and California Code of Regulations, title 10 sections 1738, 1738.2, and 1741.3, has caused material damage to the escrow agent, and it is in the best interest of the public to bar Respondent Kari Jane Hardwick from any position of employment, management, or control of any escrow agent under Financial Code section 17423.

WHEREFORE, IT IS PRAYED that Respondent Kari Jane Hardwick be barred from any position of employment, management, or control of any escrow agent.

Dated: June 18, 2019  
Los Angeles, CA

JAN LYNN OWEN  
Commissioner of Business Oversight

By \_\_\_\_\_  
Danielle A. Stoumbos  
Senior Counsel  
Enforcement Division