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Bureau of Real Estate
320 West Fourth Street, Ste. 350
Los Angeles, California 90013

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FILED

AUG 18 2014

BUREAU OF REAL ESTATE

By

BUREAU OF REAL ESTATE

STATE OF CALIFORNIA

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To:

No. H-39577 LA

EXPERTIVITY MORTGAGE SOLUTIONS CORP.; EXPERTIVITY MORTGAGE PROCESSING SOLUTIONS; EXPERTIVITY CALIFORNIA LLC; EXPERTIVITY INC.; EXPERTIVITY CA; ILAN NACHMANY; and NANCY TEDESCO

ORDER TO DESIST AND REFRAIN

The Commissioner ("Commissioner") of the California Bureau of Real Estate ("Bureau") caused an investigation to be made of the activities of EXPERTIVITY MORTGAGE SOLUTIONS CORP., EXPERTIVITY MORTGAGE PROCESSING SOLUTIONS, EXPERTIVITY CALIFORNIA LLC, EXPERTIVITY INC., EXPERTIVITY CA, ILAN NACHMANY and NANCY TEDESCO, and has determined that each has engaged in or are engaging in acts or practices constituting violations of the California Business and Professions Code ("Code") including engaging in the business of, acting in the capacity of,

advertising, or assuming to act, as an independent contractor conducting activities of a loan processor or underwriter for residential mortgage loans in the State of California within the meaning of Code Sections 10166.01 and 10166.03 without having obtained and maintained a real estate license endorsement as a mortgage loan originator pursuant to the provisions of Code Section 10166.02.

Based on the findings of that investigation, as set forth below, the Commissioner hereby issues the following Findings of Fact and Desist and Refrain Order pursuant to Section 10086 of the Code.

FINDINGS OF FACT

1. At no time mentioned herein did EXPERTIVITY MORTGAGE SOLUTIONS CORP., EXPERTIVITY MORTGAGE PROCESSING SOLUTIONS, EXPERTIVITY CALIFORNIA LLC, EXPERTIVITY INC., EXPERTIVITY CA, ILAN NACHMANY and NANCY TEDESCO obtain and maintain a mortgage loan originator license endorsement to a real estate license issued by the Bureau.

2. Whenever acts referred to below are attributed to "EXPERTIVITY," those acts are alleged to have been done by EXPERTIVITY MORTGAGE SOLUTIONS CORP., EXPERTIVITY MORTGAGE PROCESSING SOLUTIONS, EXPERTIVITY CALIFORNIA LLC, EXPERTIVITY INC., EXPERTIVITY CA, ILAN NACHMANY and NANCY TEDESCO, acting alone, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, including but not limited to each of those named herein.

3. In or around September, 2013, and continuing thereafter, EXPERTIVITY conducted internet advertising and maintained websites at www.expertivity.com and www.expertivity.net which solicit and offer to perform residential mortgage loan processing or underwriting as an independent contractor. The foregoing websites represent that EXPERTIVITY is able to perform "end-to-end loan processing" services and to process loans in "all 50 states."

4. In or around February, 2014, a Bureau investigator, posing as a licensed real estate broker, conducted an undercover investigation of EXPERTIVITY's activities in California by engaging in a series of e-mail communications with EXPERTIVITY. ILAN NACHMANY ("NACHMANY") and NANCY TEDESCO ("TEDESCO") communicated with the Bureau investigator by e-mail on behalf of EXPERTIVITY. During the course of the foregoing e-mail communications NACHMANY and TEDESCO confirmed to the Bureau's investigator EXPERTIVITY's willingness to conduct mortgage loan processing or underwriting of purchase money residential real estate loans in California while acting as an independent contractor.

CONCLUSIONS OF LAW

5. Based on the information contained in Paragraphs 1 through and 4, above, EXPERTIVITY MORTGAGE SOLUTIONS CORP., EXPERTIVITY MORTGAGE PROCESSING SOLUTIONS, EXPERTIVITY CALIFORNIA LLC, EXPERTIVITY INC., EXPERTIVITY CA, ILAN NACHMANY and/or NANCY TEDESCO are offering to engage in activities which require a

mortgage loan originator endorsement to a real estate license under the provisions of Sections 10166.02 and 10166.03 of the Code during a period of time when none of them have obtained a mortgage loan originator endorsement to a real estate license issued by the Bureau in violation of Code Sections 10130, 10131, 10166.01, 10166.02 and 10166.03.

DESIST AND REFRAIN ORDER

Based upon the FINDINGS OF FACT and CONCLUSIONS OF LAW stated herein, it is hereby ordered that EXPERTIVITY MORTGAGE SOLUTIONS CORP., EXPERTIVITY MORTGAGE PROCESSING SOLUTIONS, EXPERTIVITY CALIFORNIA LLC, EXPERTIVITY INC., EXPERTIVITY CA, ILAN NACHMANY and NANCY TEDESCO, whether doing business under their own names, or any other names, or any fictitious name, ARE HEREBY ORDERED to immediately desist and refrain from performing, or offering to perform, any act within the State of California for which a mortgage loan originator license endorsement to a real estate license is required. In particular

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each of them is ordered to desist and refrain from soliciting and/or engaging in the business of, acting in the capacity of, an independent contractor conducting activities of a loan processor or underwriter for a residential mortgage loan in the State of California without having obtained and maintained a real estate license endorsement as a mortgage loan originator.

DATED: AUG 13 2014, 2014.

Real Estate Commissioner

By: JEFFREY MASON
Chief Deputy Commissioner

Notice: Business and Professions Code Section 10139 provides that "Any person acting as a real estate broker or real estate salesperson without a license or who advertises using words indicating that he or she is a real estate broker without being so licensed shall be guilty of a public offense punishable by a fine not exceeding twenty thousand dollars ($20,000), or by imprisonment in the county jail for a term not to exceed six months, or by both fine and imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars ($60,000)."

cc: Expertivity Mortgage Solutions Corp.
Expertivity Mortgage Processing Solutions
Expertivity California LLC
Expertivity Inc.
Expertivity CA
Ilan Nachmany
Nancy Tedesco