

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

Telephone: (213) 576-6982



# DEPARTMENT OF REAL ESTATE STATE OF CALIFORNIA

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To:

DRE No.HH-41687 LA

DYNASTY R.E. INC, doing business as Clear

View Escrow Services A Non-Independent
Broker Escrow.

DRE No.HH-41687 LA

ORDER TO DESIST
AND REFRAIN

(B&P Code Section 10086)

The Commissioner ("Commissioner") of the California Department of Real Estate ("Department") caused an investigation to be made of the activities of DYNASTY R.E. INC, doing business as Clear View Escrow Services A Non-Independent Broker Escrow. Based on that investigation, the Commissioner has determined that DYNASTY R.E. INC, and/or any other fictitious business names used by DYNASTY R.E. INC, has violated California Financial Code section 17006(a)(4) by performing third party escrows in violation of the exemption for real estate brokers performing escrows incidental to a real estate transaction where the broker is a party.

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 Business and Professions Code ("Code") section 10086.

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ORDER TO DESIST AND REFRAIN

Whenever acts referred to below are attributed to DYNASTY R.E. INC, those acts are alleged to have been done by DYNASTY R.E. INC, acting by itself, or by and/or through one or more agents, associates, affiliates, co-conspirators, and/or other names or fictitious names unknown at this time.

#### **FINDINGS OF FACT**

- 1. At all times mentioned herein, DYNASTY R.E. INC ("DREI") was licensed or had license rights issued by the Department as a corporate real estate broker, Department license ID 01523278. The Department originally issued DREI a corporate real estate broker license on March 21, 2006. DREI is authorized to act by and through Christian Munive, Department license ID 01308832, as DREI's designated broker pursuant to Code section 10159.2 to be responsible for the supervision of the activities conducted on behalf of DREI by its officers, agents, real estate licensees, and employees.
- 2. DREI engaged in the business of acted in the capacity of, advertised or assumed to act as a real estate broker, within the meaning of Code section 10131(a) by selling or offering to sell, buying or offering to buy, soliciting prospective sellers or purchasers of, soliciting or obtaining listings of, or negotiating the purchase, sale or exchange of real property or a business opportunity ("real estate sales").
- 3. In addition, DREI engaged in broker-controlled escrow services through DREI's escrow division, to wit, Clear View Escrow Services A Non-Independent Broker Escrow ("Escrow Division") under the exemption set forth in Financial Code section 17006(a)(4) for real estate brokers performing escrows incidental to real estate transactions in which DREI was performing acts for which a real estate license is required.
- 4. On or about June 27, 2019, the Department completed an investigation of DREI pertaining to the broker-controlled escrow activities described in Paragraph 3. The investigative examination covered a period of time beginning January 1, 2017, to November 30, 2018.

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5. At all times mentioned herein, and in connection with the broker-controlled escrow activities described in Paragraph 3 above, DREI accepted or received funds ("escrowed funds") from or on behalf of actual or prospective parties to transactions handled by DREI, and thereafter made deposits and/or disbursements of such funds. From time-to-time during the investigative period, said escrowed funds were deposited and/or maintained in the following bank account:

# Bank Account ("BA 1")

Bank:

Union Bank

Account Name:

Dynasty R.E. Inc DBA Clear View Escrow Services

Account Number:

xxxxxx0714

Signatories:

Christian Munive, Blanca Munive

6. In the following escrow transactions, DREI performed broker-controlled escrow services when DREI was not an agent or party to the transactions. DREI performed escrow services for loan transactions negotiated by M Power Mortgage Inc., a license corporate real estate broker with Department ID 01846362.

Escrow No.	Total Consideration	Close of Escrow
CV6855-IC	\$238,400.00	5/25/2018
CV6776-IC	\$382,000.00	2/26/2018
CV6701-IC	\$336,000.00	8/25/2017
CV6927-MB	\$147,000.00	9/21/2018
CV6894-IC	\$371,000.00	6/11/2018

Christian Munive is the designated officer of M Power Mortgage Inc.

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## **CONCLUSIONS OF LAW**

7. Based on the findings of fact contained in Paragraphs 1 through 6 above, DYNASTY R.E. INC, acting by itself, or by and/or through one or more agents, associates, affiliates, and/or co-conspirators, violated Financial Code section 17006(a)(4), by conducting third party escrows.

### **DESIST AND REFRAIN ORDER**

Based on the Findings of Fact and Conclusions of Law stated herein:

DYNASTY R.E. INC, whether doing business under its own name, any other name, or any fictitious name, IS HEREBY ORDERED TO IMMEDIATELY DESIST AND REFRAIN from performing third party escrows in violation of the exemption under California Financial Code section 17006(a)(4).

DATED: Co.ZI.ZO

DOUGLAS R. McCAULEY REAL ESTATE COMMISSIONER



DYNASTY R.E. INC

3998 Inland Empire Boulevard

Suite 300

Ontario, CA 91764

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Notice: California Business and Professions Code section 10139 provides, "Any person acting 24 as a real estate broker or real estate salesperson without a license or who advertises using words

(\$60,000)."

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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

indicating that he or she is a real estate broker without being so licensed shall be guilty of a