

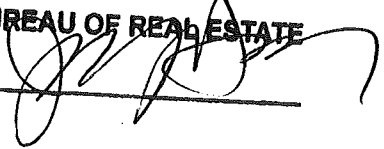
FLAC

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

3 (213) 576-6982

**FILED**

**AUG 18 2014**

**BUREAU OF REAL ESTATE**  
By 

8 BUREAU OF REAL ESTATE  
9 STATE OF CALIFORNIA

10 \* \* \* \* \*

11 To:

No. H-39577 LA

12 EXPERTIVITY MORTGAGE )  
13 SOLUTIONS CORP.; EXPERTIVITY )  
MORTGAGE PROCESSING )  
14 SOLUTIONS; EXPERTIVITY )  
CALIFORNIA LLC; EXPERTIVITY )  
15 INC.; EXPERTIVITY CA; ILAN )  
16 NACHMANY; and NANCY TEDESCO )  
17 \_\_\_\_\_ )

ORDER TO DESIST  
AND REFRAIN

18  
19 The Commissioner ("Commissioner") of the California  
20 Bureau of Real Estate ("Bureau") caused an investigation to be  
21 made of the activities of EXPERTIVITY MORTGAGE SOLUTIONS CORP.,  
22 EXPERTIVITY MORTGAGE PROCESSING SOLUTIONS, EXPERTIVITY CALIFORNIA  
23 LLC, EXPERTIVITY INC., EXPERTIVITY CA, ILAN NACHMANY and NANCY  
24 TEDESCO, and has determined that each has engaged in or are  
25 engaging in acts or practices constituting violations of the  
26 California Business and Professions Code ("Code") including  
27 engaging in the business of, acting in the capacity of,



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

9                   4. In or around February, 2014, a Bureau investigator,  
10 posing as a licensed real estate broker, conducted an undercover  
11 investigation of EXPERTIVITY's activities in California by  
12 engaging in a series of e-mail communications with EXPERTIVITY.  
13 ILAN NACHMANY ("NACHMANY") and NANCY TEDESCO ("TEDESCO")  
14 communicated with the Bureau investigator by e-mail on behalf of  
15 EXPERTIVITY. During the course of the foregoing e-mail  
16 communications NACHMANY and TEDESCO confirmed to the Bureau's  
17 investigator EXPERTIVITY's willingness to conduct mortgage loan  
18 processing or underwriting of purchase money residential real  
19 estate loans in California while acting as an independent  
20 contractor.  
21

22   CONCLUSIONS OF LAW

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

1 mortgage loan originator endorsement to a real estate license  
2 under the provisions of Sections 10166.02 and 10166.03 of the  
3 Code during a period of time when none of them have obtained a  
4 mortgage loan originator endorsement to a real estate license  
5 issued by the Bureau in violation of Code Sections 10130, 10131,  
6 10166.01, 10166.02 and 10166.03.

7 DESIST AND REFRAIN ORDER

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

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

7 DATED:  AUG 13 2014 , 2014.

8  
9 Real Estate Commissioner

10   
11 \_\_\_\_\_  
12 By: JEFFREY MASON  
13 Chief Deputy Commissioner

14 **Notice:** Business and Professions Code Section 10139 provides  
15 that "Any person acting as a real estate broker or real estate  
16 salesperson without a license or who advertises using words  
17 indicating that he or she is a real estate broker without being  
18 so licensed shall be guilty of a public offense punishable by a  
19 fine not exceeding twenty thousand dollars (\$20,000), or by  
20 imprisonment in the county jail for a term not to exceed six  
21 months, or by both fine and imprisonment; or if a corporation, be  
22 punished by a fine not exceeding sixty thousand dollars  
23 (\$60,000)."

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