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DEPT. OF REAL ESTATE

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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

In the Matter of the Accusation Against) No. H- 41872 LA
)
DAVID JOHN MOUSSIGHI,)
) ACCUSATION
)
Respondent.)

The Complainant, Luke Martin, a Supervising Special Investigator of the State of California, for cause of Accusation against DAVID JOHN MOUSSIGHI ("Respondent") alleges as follows:

1.

The Complainant, Luke Martin, a Supervising Special Investigator of the State of California, makes this Accusation in his official capacity.

2.

All references to the "Code" are to the Real Estate Law, Part 1 of Division 4 of the California Business and Professions Code and all references to "Regulations" are to Title 10, Chapter 6, California Code of Regulations.

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1 LICENSE HISTORY

2 3.

3 a. Respondent is presently licensed and/or has license rights under the Code as a
4 real estate salesperson with Department of Real Estate ("Department") license ID 01462959.

5 b. From on or about February 11, 2020, through July 26, 2020, Respondent's
6 responsible broker was Options 4 You Financial Services, Inc., a real estate broker with
7 Department license ID 01849914. From on or about September 8, 2020, through the present,
8 Respondent's responsible broker is Uhler Mortgage Solutions Inc with Department license ID
9 02083427. Uhler Mortgage Solutions Inc does not maintain any fictitious business names with
10 the Department.

11 c. Respondent currently holds a restricted Mortgage Loan Originator ("MLO")
12 license endorsement with the Department with National Mortgage Licensing System and
13 Registry ("NMLS") ID 1133373, authorizing Respondent to represent Uhler Mortgage
14 Solutions Inc, NMLS ID 1825855, from August 12, 2019, through the present. From on or
15 about March 6, 2020, through July 27, 2020, Respondent was authorized to represent Options 4
16 You Financial Services, Inc, NMLS ID 273936.

17 d. On or about June 27, 2016, in Case No. H-40036 LA, the Real Estate
18 Commissioner denied the issuance of an MLO license endorsement to Respondent pursuant to
19 Code sections 10166.05(c) and 10166.051(b). The Commissioner, however, issued Respondent
20 a restricted MLO license endorsement, effective immediately. Respondent's MLO license
21 endorsement remains restricted.

22 CAUSE FOR ACCUSATION

23 4.

24 Respondent engaged in the business of, acted in the capacity of, advertised, or
25 assumed to act as a real estate broker within the meaning of Code section 10131(d), for or in
26 expectation of compensation, by soliciting borrowers or lenders for or negotiating loans or
27

1 performing services for borrowers or lenders in connection with loans secured directly or
2 collaterally by liens on real property (mortgage loan origination).

3 5.

4 Respondent advertises and solicits borrowers on the internet website
5 www.linkedin.com ("LinkedIn website"). Respondent advertises as the "President at United
6 Life Financial, Inc – Private Lending Solutions." Under the "Experience" section of the
7 LinkedIn website, Respondent states, "I review and advise you in preparation of documents
8 needed for lenders, identify and introduce those funding sources deemed most appropriate for
9 your needs and use my expertise in obtaining the most advantageous terms with said lender(s)."

10 6.

11 United Life Financial, Inc. ("ULFI") is not now, and has never been, licensed
12 by the Department in any capacity. The Statement of Information, File Number C3063702,
13 filed by ULFI with the California Secretary of State, lists Respondent as its officer and
14 director with an address of 18340 Ventura Boulevard, #231, Tarzana, California. ULFI's
15 Statement of Information lists "Real Estate, Finance and Auto" as its type of business.

16 7.

17 Respondent advertises and solicits borrowers on the internet website
18 www.unitedlifefinancial.com ("ULFI website"). On the ULFI website, Respondent advertises
19 as a residential, commercial and private money lender for purchases and refinances. At the
20 bottom of the website's homepage it lists "NMLS ID: 1133373," which is Respondent's NMLS
21 ID. Under the "Contact Us" section of the UFLI website, it lists the e-mail address
22 info@unitedlifefinancial.com.

23 8.

24 On or about August 6, 2020, a Department special investigator, who posed as a
25 homeowner of a property in Los Angeles, California, sent an e-mail to
26 info@unitedlifefinancial.com to inquire about a private loan for a second mortgage on a home.
27 Respondent replied to the Department special investigator's inquiry requesting more

1 information, including the address of the property, total amount of existing loans, current rate,
2 current credit score of the homeowner, and whether the homeowner was employed. In addition,
3 Respondent stated, he does not charge upfront fees, specifically, "No fees are collected unless
4 the loan is successfully funded" and "I can not [sic] quote any rates/fees without having any
5 other information." Respondent's e-mailed response included his NMLS ID, Department
6 license ID, and a logo for UFLI.

7 9.

8 At all times mentioned above, Respondent, while licensed by the Department as
9 a real estate salesperson with a restricted MLO license endorsement, engaged in the business
10 of, acted in the capacity of, advertised, or assumed to act as a real estate broker within the
11 meaning of Code section 10131(d). Respondent conducted the real estate activities alleged
12 above, while not licensed as real estate broker nor acting in the capacity authorized to represent
13 the broker Uhler Mortgage Solutions, Inc. under NMLS, in violation of Code sections 10130
14 and 10131(d).

15 10.

16 The conduct of Respondent, as alleged above, is in violation of Code section
17 10166.05(c) and is grounds for the suspension or revocation of Respondent's license, MLO
18 license endorsement, and license rights pursuant to the provisions of Code sections
19 10166.051(b), 10177(d) and/or 10177(g).

20 COSTS

21 (INVESTIGATION AND ENFORCEMENT COSTS)

22 11.

23 Section 10106 of the Code, provides, in pertinent part, that in any order issued in
24 resolution of a disciplinary proceeding before the Department, the Commissioner may request
25 the administrative law judge to direct a licensee found to have committed a violation of this
26 part to pay a sum not to exceed the reasonable costs of investigation and enforcement of the
27 case.

1 WHEREFORE, Complainant prays that a hearing be conducted on the
2 allegations of this Accusation and that upon proof thereof, a decision be rendered imposing
3 disciplinary action against all the licenses, MLO license endorsements, and/or license rights of
4 Respondent DAVID JOHN MOUSSIGHI under the Real Estate Law, for the costs of
5 investigation and enforcement as permitted by law and for such other and further relief as may
6 be proper under other applicable provisions of law.

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8 Dated at Sacramento, California this 21ST day of January, 2021.

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11 LSMant
12 Luke Martin
13 Supervising Special Investigator
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25 cc: DAVID JOHN MOUSSIGHI
26 Uhler Mortgage Solutions Inc.
27 Luke Martin
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