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FILED

MAY 25 2021

DEPT. OF REAL ESTATE

By alshaw

DEPARTMENT OF REAL ESTATE
320 West 4th Street, Suite 350
Los Angeles, California 90013-1105
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BEFORE THE DEPARTMENT OF REAL ESTATE
STATE OF CALIFORNIA

To:) No. H-41877 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 MAYRA LOPEZ PASCUAL, doing business as Purnoor Investments, ("PASCUAL") and FRANCISCO BENCOMO JR, doing business as MG Capital Funding, ("BENCOMO") and has determined that PASCUAL and BENCOMO have engaged in or is engaging in acts or practices constituting violations of the California Business and Professions Code ("Code"), including the following: (1) PASCUAL, while not licensed by the Department, is engaging in the business of, acting in the capacity of, advertising, or assuming to act, as a real estate broker in the State of California within the meaning of Section 10131(d) of the Code (solicits borrowers or lenders for or negotiates loans or collects payments or performs services for borrowers in connection with loans secured by real property); and (2) BENCOMO, a licensed real estate

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1 broker, is retaining, compensating, directly or indirectly, an unlicensed person for performing
2 acts that require a license within the meaning of Code section 10131. Based on the findings of
3 that investigation, as set forth below, the Commissioner hereby issues the following Findings
4 of Fact and Desist and Refrain Order pursuant to Section 10086 of the Code.

5 Whenever acts referred to below are attributed to BENCOMO, those acts are alleged to
6 have been done by BENCOMO acting by himself, or by and/or through one or more agents,
7 associates, affiliates, and/or co-conspirators, and using the name MG Capital Funding, or
8 other names or fictitious names unknown at this time.

9 Whenever acts referred to below are attributed to PASCUAL, those acts are alleged to
10 have been done by PASCUAL acting by herself, or by and/or through one or more agents,
11 associates, affiliates, and/or co-conspirators, and using the name Purnoor Investments, or
12 other names or fictitious names unknown at this time.

13 FINDINGS OF FACT

14 1. PASCUAL is not now, and has never been licensed by the Department in any
15 capacity.

16 2. BENCOMO is presently licensed and/or has license rights under the Code, as a real
17 estate broker, Department license ID 00748249. According to the Department's records to
18 date, BENCOMO maintains the fictitious business names "California Home Lending," "MG
19 Capital Funding," and "USA Realty." According to the Department's records to date,
20 BENCOMO's main office address is 8050 Florence Avenue, Suite 207, Downey, California

21 3. BENCOMO, doing business as MG Capital Funding, currently holds a Mortgage
22 Loan Originator ("MLO") license endorsement with the Department, with National Mortgage
23 Licensing System and Registry ("NMLS") unique identifier 887060.

24 4. From at least October 2017, through the present, PASCUAL engaged in the business
25 of and acted in the capacity of a real estate broker in California within the meaning of Section
26 10131(d) of the Code.

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1 5. According to PASCUAL, for many years, she has performed the following for
2 compensation: PASCUAL assists borrowers searching for a loan to purchase real property,
3 gathers information from the borrowers for the loan, communicates with the appraiser, and
4 sends the loan documents to the lender. PASCUAL is the main point of contact for the loan
5 and explains the documents and interest rates to the borrowers.

6 6. On or about May 10, 2017, in the G.E.¹ purchase transaction, PASCUAL sent an
7 email to an escrow officer at Mi Casita Escrow, Inc. stating, in part, the following:

8 Can you add in the closing statements an addendum fee for Mayra
9 Lopez Pascual \$8,000 borrower [sic] is aware of it please [sic] I'll
10 send the invoice later. Jorge will pick up loan docs to borrower to
be [sic] sign can you have everything ready for him please.

11 7. PASCUAL, doing business as Purnoor Investments, received the following checks as
12 compensation for the G. E. purchase transaction:

13

14 Check No.	Date of Check	Payee	Amount
15 26124	5/30/2017	Mayra Lopez Pascual	\$8,000
16 26125	5/30/2017	Purnoor Investments	\$2,000

17 8. PASCUAL, doing business as Purnoor Investments, received a wire transfer of
18 \$14,000 on or about July 27, 2017, for the N.S. purchase transaction. The description in the
19 invoice stated "services rendered."

20 9. According to Javier Mora, unlicensed with the Department and office manager for
21 BENCOMO, PASCUAL brought to BENCOMO's office all documentation needed for the
22 processing of a loan pre-qualification. Mora is the owner of MG Capital Funding and he has
23 sole access to the bank account for MG Capital Funding. Mora signs checks drawn on the MG
24 Capital Funding bank account and has issued checks to PASCUAL from MG Capital
25 Funding's bank account as a "referral fee."

26
27 ¹ Initials are used in place of individual's full name to protect their privacy.

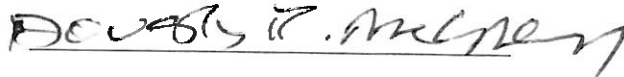
1 DESIST AND REFRAIN ORDER

2 Based on the Findings of Fact and Conclusions of Law stated herein, you MAYRA
3 LOPEZ PASCUAL, doing business as Purnoor Investments, whether doing business under any
4 other name, or any fictitious name, ARE HEREBY ORDERED to immediately desist and refrain
5 from performing any acts within the State of California for which a real estate broker license is
6 required, and in particular, doing one or more of the following acts for another or others, for or in
7 expectation of compensation: soliciting borrowers, negotiating loans, and/or performing services
8 for borrowers or lenders in connection with loans secured directly or collaterally by one or more
9 liens on real property, unless and until you obtain a real estate broker license issued by the
10 Department.

11 Based on the Findings of Fact and Conclusions of Law stated herein, you FRANCISCO
12 BENCOMO JR, doing business as MG Capital Funding, whether doing business under any other
13 name, or any fictitious name, ARE HEREBY ORDERED to immediately desist and refrain from
14 retaining, compensating, directly or indirectly, any person, who is unlicensed by the Department,
15 for performing any acts within the State of California for which a real estate broker license is
16 required.

17 DATED: 5.4.21 2021.

18
19 DOUGLAS R. McCAULEY
20 REAL ESTATE COMMISSIONER

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23
24 cc: MAYRA LOPEZ PASCUAL
25 316 Green River Rd, Suite 105-314
26 Corona, CA 92880

MAYRA LOPEZ PASCUAL
8102 2nd Street
Downey, CA 90241

26 FRANCISCO BENCOMO JR
10519 Waddell St.
Whittier, CA 90606

FRANCISCO BENCOMO JR
8050 Florence Avenue, Suite 207
Downey, CA 90240

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1 Notice: California Business and Professions Code section 10139 provides, "Any person acting
2 as a real estate broker or real estate salesperson without a license or who advertises using words
3 indicating that he or she is a real estate broker without being so licensed shall be guilty of a
4 public offense punishable by a fine not exceeding twenty thousand dollars (\$20,000), or by
5 imprisonment in the county jail for a term not to exceed six months, or by both fine and
6 imprisonment; or if a corporation, be punished by a fine not exceeding sixty thousand dollars
7 (\$60,000)."
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