

1 Department of Real Estate
2 320 West Fourth St. #350
3 Los Angeles, CA 90013

FILED
JAN 13 2010
DEPARTMENT OF REAL ESTATE

4 (213) 576-6982

By *C*

*19d
01-22-10
R*

8 BEFORE THE DEPARTMENT OF REAL ESTATE

9 STATE OF CALIFORNIA

10 * * * *

11 To:) No. H-36417 LA
12)
13 STEVE MENCANIN,) ORDER TO DESIST AND
14 dba Envision Lending,) REFRAIN
15 dba Chase Financial, and) (B&P Code Section 10086)
16 dba Chase Meridian Financial.)
17)
18)
19)

18 The Real Estate Commissioner of the State of California ("Commissioner") has
19 caused an investigation to be made of the activities of STEVE MENCANIN. Based on that
20 investigation, the Commissioner has determined that STEVE MENCANIN has engaged in, is
21 engaging in, or is attempting to engage in, acts or practices constituting violations of the
22 California Business and Professions Code ("Code"), including acting in the capacity of,
23 advertising or assuming to act as a real estate broker in the State of California within the meaning
24 of Code Section 10131(d) (soliciting, negotiating or performing services for borrowers in
25 connection with loans secured by real property). Based on that investigation, the Commissioner
26 hereby issues the following Findings of Fact, Conclusions of Law, and Desist and Refrain Order
27

1 under the authority of Section 10086 of the Code.

2 FINDINGS OF FACT

3 1. STEVE MENCANIN, dba Envision Lending, dba Chase Financial, and dba
4 Chase Meridian Financial ("MENCANIN") is not now and has never been licensed by the
5 Department of Real Estate ("Department") as a real estate broker or as a real estate salesperson
6 employed by a real estate broker.

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8 2. On or before June 2, 2008, MENCANIN solicited borrower Robbin Honbo
9 ("Honbo") through the internet and offered to represent her in obtaining a loan to purchase a
10 home in Encino, California.

11 3. On June 2, 2008, MENCANIN faxed Ms. Honbo a "loan approval" letter,
12 setting forth specific terms of a loan to be secured by the property in Encino, CA. In the letter,
13 MENCANIN represented that he was a senior underwriter for Chase Meridian Financial, and that
14 his office address was 8001 Irvine Blvd. 10th Floor, Irvine, CA 92618.

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16 4. Between June 2, 2008 and June 27, 2008, MENCANIN negotiated terms of the
17 loan and the costs of the loan with Ms. Honbo and with the escrow officers. He provided the
18 escrow with instructions for payment of "buyer's costs" and of a loan origination fee. The loan
19 funded and fees for "costs" were paid to the lender, JP Mortgage Chase, and to MENCANIN as
20 "Chase Meridian Financial."
21

22 5. At the time of soliciting Ms. Honbo for mortgage loan business, and thereafter
23 negotiating the terms of a loan, MENCANIN was not licensed by the Department as a real estate
24 broker, or as a salesperson employed by a real estate broker.

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CONCLUSIONS OF LAW

The conduct, acts and/or omissions of MENCANIN, as set forth in the Findings of Fact above, when not licensed by the Department as a real estate broker or as a salesperson employed by a real estate broker licensed by the Department, was in violation of Code Section 10130.

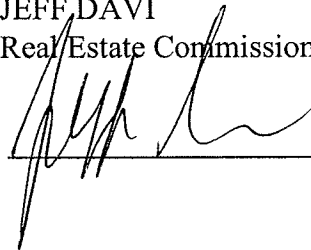
DESIST AND REFRAIN ORDER

Based on the Findings of Fact and Conclusions of Law stated herein, you, STEVE MENCANIN, whether doing business under your own names, or any other names, or fictitious names, ARE HEREBY ORDERED to immediately desist and refrain from:

- (i) soliciting borrowers and/or performing services for borrowers or lenders in connection with loans secured directly or collaterally by one or more liens on real property, and
- (ii) charging, demanding, or collecting a fee for any of the services you offer to others, unless and until you obtain a real estate broker license issued by the Department, and until you demonstrate and provide evidence satisfactory to the Commissioner that you are in full compliance with all of the requirements of the Code and Commissioner's Regulations relating to charging, collecting, and accounting for fees.

DATED: 12/16/09

JEFF DAVI
Real Estate Commissioner



1 **Notice:** Business and Professions Code Section 10139 provides that “Any person acting as a
2 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
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).”

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6 cc: STEVE MENCANIN
8001 Irvine Blvd., 10th Floor
7 Irvine, CA 92618
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