

1 STATE OF NEVADA
2 DEPARTMENT OF BUSINESS AND INDUSTRY
3 DIVISION OF MORTGAGE LENDING

4 * * *

5 In re:
6 World Equity Corp. and Giovanni J.
7 Santiago,
8 Respondents.
9

10 FINAL ORDER

11 The State of Nevada, Department of Business and Industry, Division of Mortgage
12 Lending (hereinafter, the "Division"), having served the Respondents, World Equity Corp. and
13 Giovanni J. Santiago, (hereinafter, "Respondents") on June 22, 2009, with its Order to Cease
14 and Desist, Notice of Intent to Impose Fines and Notice of Right to Request Hearing, attached
15 hereto as Exhibit "1" and incorporated herein by reference, which notified Respondents that a
16 final order would issue in this matter unless, within twenty (20) days of entry and receipt of
17 said Order, Respondents requested a hearing to contest the charges against it, with said
18 request to be made in writing, and;
19

20 Said Order having been sent to Respondents via certified mail and regular mail, and
21 received by Respondents on June 25, 2009, and;
22

23 Respondents having failed to request a hearing in this matter, and good cause
24 appearing:

25 ///

26 ///

27 ///

28

1 NOW, THEREFORE, IT IS HEREBY ORDERED that, pursuant to NRS 645B.670 and
2 NRS 645B.690, Respondents shall immediately **CEASE AND DESIST** all unlicensed mortgage
3 broker, banker, or agent activity in the State of Nevada. In addition, Respondents will be subject
4 to the administrative fines, fees and/or costs as set forth in the original Order attached hereto as
5 Exhibit "1".

6 **IT IS FURTHER ORDERED** that the sum of said administrative fines, fees and/or costs
7 be paid in full within **thirty (30) days** of entry of the Order;
8

9
10 Dated this 24th day of July, 2009.

11
12 State of Nevada
13 Department of Business and Industry
14 Division of Mortgage Lending

15
16
17 By: Joseph L. Waltuch
18 Joseph L. Waltuch, Commissioner
19
20
21
22
23
24
25
26
27
28



[Track & Confirm](#)

[FAQs](#)

Track & Confirm

Search Results

Label/Receipt Number: **7006 2760 0000 0875 9506**

Service(s): **Certified Mail™**

Status: **Notice Left**

We attempted to deliver your item at 4:35 PM on June 25, 2009 in LAS VEGAS, NV 89139 and a notice was left. You may pick up the item at the Post Office indicated on the notice, go to www.usps.com/redelivery, or call 800-ASK-USPS to arrange for redelivery. If this item is unclaimed after 30 days then it will be returned to the sender. Information, if available, is updated periodically throughout the day. Please check again later.

Track & Confirm

Enter Label/Receipt Number.

[Go >](#)

Notification Options

Track & Confirm by email

Get current event information or updates for your item sent to you or others by email.

[Go >](#)

[Site Map](#)

[Customer Service](#)

[Forms](#)

[Gov't Services](#)

[Careers](#)

[Privacy Policy](#)

[Terms of Use](#)

[Business Customer Gateway](#)

Copyright© 2009 USPS. All Rights Reserved.

No FEAR Act EEO Data

FOIA



Track & Confirm
Customer Gateway



Business Gateway
Customer Gateway

EXHIBIT “1”

1 STATE OF NEVADA
2 DEPARTMENT OF BUSINESS AND INDUSTRY
3 DIVISION OF MORTGAGE LENDING

4 In re:

5 World Equity Corp. and Giovanni J.
6 Santiago,

7 Respondents.

8 **ORDER TO CEASE AND DESIST, NOTICE OF INTENT TO**
9 **IMPOSE FINES AND NOTICE OF RIGHT TO REQUEST HEARING**

10 The licensing and regulation of mortgage brokers, mortgage agents and mortgage
11 bankers in the State of Nevada is governed by Chapter 645B and Chapter 645E, respectively,
12 of the Nevada Revised Statutes ("NRS") and Chapter 645B and Chapter 645E, respectively,
13 of the Nevada Administrative Code ("NAC"). The State of Nevada, Department of Business
14 and Industry, Division of Mortgage Lending (the "Division") has the general duty to exercise
15 supervision and control over mortgage brokers, mortgage agents and mortgage bankers, as
16 well as mortgage broker, mortgage agent and mortgage banker activity. See, NRS
17 645B.060(1), NRS 645B.670, NRS 645B.690, NRS 645E.300 and NRS 645E.670. Pursuant
18 to that authority, the Division makes the following Factual Allegations, Violations of Law, and
19 Order, as follows:

20
21 **FACTUAL ALLEGATIONS**

22 1. Based upon information and belief, Respondent, World Equity Corp. ("World
23 Equity") is a corporation organized and existing under the laws of the State of Nevada since
24 on or about October 20, 2005, as reflected in the business records of the Nevada Secretary
25 of State, a true and correct copy of which is attached hereto as **Exhibit "A"** and incorporated
26 herein by reference as though set forth in full. Currently, World Equity's status with the
27 Nevada Secretary of State is "active."
28

1 2. Based upon information and belief, at all relevant times herein mentioned, World
2 Equity was and is a mortgage lending institution which held itself out, and continues to hold
3 itself out, as engaging in or carrying on the business of a mortgage broker or mortgage
4 banker pursuant to Chapter 645B or Chapter 645E of NRS and conducted, and continues to
5 conduct, mortgage lending activity in the State of Nevada, as reflected in its advertisements,
6 true and correct copies of which are attached hereto collectively as **Exhibit "B"** and
7 incorporated herein by reference as though set forth in full.

8
9 3. World Equity has never been issued a mortgage broker or mortgage banker license
10 by the Division pursuant to Chapter 645B or Chapter 645E of NRS.

11 4. Based upon information and belief, Respondent, Giovanni J. Santiago ("Santiago")
12 is, and has been, the president, secretary, treasurer, director and sole loan officer of World
13 Equity since its incorporation.

14 5. Based upon information and belief, at all relevant times herein mentioned, Santiago
15 held himself out, and continues to hold himself out, as being a mortgage broker or mortgage
16 agent licensed by the Division pursuant to Chapter 645B of NRS and affiliated with, or
17 employed by, World Equity.

18
19 6. Based upon information and belief, at all relevant times herein mentioned, Santiago
20 solicited and conducted, and continues to solicit and conduct, mortgage lending activity in the
21 State of Nevada on behalf of World Equity.

22 7. Santiago has never been issued a mortgage broker or mortgage agent license by
23 the Division pursuant to Chapter 645B of NRS.

24 8. On or about April 2, 2009, the Division received a written complaint against World
25 Equity and Santiago ("the Complaint") from complainant herein, JS ("Complainant") alleging,
26 among other things, that:

27 a. On December 18, 2008, he wired \$20,000.00 to Santiago in connection with
28

1 a mortgage loan which Santiago had promised Complainant, as evidenced by a Wire Transfer
2 Funds Request receipt, a true and correct copy of which (except redacted originator
3 identification information) is attached hereto as **Exhibit "C"** and incorporated herein by
4 reference as though set forth in full;

5 b. Santiago had him sign a fraudulent contract with Santiago's alleged boss,
6 Elijah Jacobs, an individual who does not exist;

7 c. He received a mortgage loan pre-approval letter issued by World Equity and
8 signed by Santiago, a true and correct copy of which (except redacted Complainant
9 identification information) is attached hereto as **Exhibit "D"** and incorporated herein by
10 reference as though set forth in full; and
11

12 d. He attempted to contact Santiago every other day about the mortgage loan,
13 but Santiago stalled him; and

14 e. After three months, a mortgage loan had not been originated to Complainant.

15 9. Pursuant to NRS 645B.060 and NRS 645E.300, the Division is charged with
16 conducting "...such investigations as may be necessary to determine whether any person has
17 violated any provision of this chapter, a regulation...or an order of the Commissioner..." See,
18 NRS 645B.060(2)(c) and NRS 645E.300(2)(c).
19

20 10. Pursuant to NRS 645B.060 and NRS 645E.300, the Division is further charged
21 with conducting "...such other investigations, periodic or special audits, investigations and
22 hearings as may be necessary for the efficient administration of the laws of this State..."
23 regarding mortgage brokers, mortgage agents and mortgage bankers. See, NRS
24 645B.060(2)(e) and NRS 645E.300(2)(e).
25

26 11. Pursuant to NRS 645B.610, if a person properly files a complaint with the Division,
27 the Division is further charged with investigating "...each violation alleged in the complaint..."
28 and the Division "...shall determine from the investigation whether there is reasonable cause

1 to believe that the person committed the alleged violation....” See, NRS 645B.610(1), (3).

2 12. Pursuant to NRS 645E.620, whether or not a complaint has been filed, “the
3 Commissioner may investigate a mortgage banker or other person if, for any reason, it
4 appears that...(b) (t)he person is offering or providing any of the services of a mortgage
5 banker or otherwise engaging in, carrying on or holding himself out as engaging in or carrying
6 on the business of a mortgage banker without being licensed or exempt from licensing
7 pursuant to the provisions of this chapter; or (c) (t)he person is violating any other provision of
8 this chapter, a regulation adopted pursuant to this chapter or an order of the
9 Commissioner....” See, NRS 645E.620(1)(b), (c).

10
11 13. Pursuant to NRS 645B.900, unless a person is exempt from Chapter 645B of NRS
12 and complies with exemption requirements, “(i)t is unlawful for any person to offer or provide
13 any of the services of a mortgage broker or mortgage agent or otherwise to engage in, carry
14 on or hold himself out as engaging in or carrying on the business of a mortgage broker or
15 mortgage agent without first obtaining the applicable license issued pursuant to this
16 chapter....”

17
18 14. Pursuant to NRS 645E.900, unless a person is exempt from Chapter 645E of NRS
19 and complies with exemption requirements, “(i)t is unlawful for any person to offer or provide
20 any of the services of a mortgage banker or otherwise to engage in, carry on or hold himself
21 out as engaging in or carrying on the business of a mortgage banker without first obtaining a
22 license as a mortgage banker pursuant to this chapter....”

23 15. After receiving the above-described Complaint against World Equity and Santiago,
24 the Division conducted an investigation of the allegations in question, which included:

- 25 a. Sending a copy of the Complaint to Santiago on April 6, 2009;
26 b. Visiting the offices of World Equity on April 24, 2009; and
27 c. Delivering a second copy of the Complaint to World Equity’s receptionist for
28

1 Santiago.

2 16. To date, Santiago has not responded to the Complaint.

3 17. The Division's investigation revealed, among other things, that:

4 a. World Equity has never been licensed by the Division to conduct mortgage
5 broker or mortgage banker activity in the State of Nevada pursuant to Chapter 645B or
6 Chapter 645E of NRS;

7 b. Santiago has never been licensed by the Division to conduct mortgage
8 broker or mortgage agent activity in the State of Nevada pursuant to Chapter 645B of NRS;

9 c. At all relevant times herein mentioned, in relation to the Complaint of JS,
10 Santiago was affiliated with, or employed by, World Equity;

11 d. At all relevant times herein mentioned and continuing to date, World Equity
12 offered or provided unlicensed services of a mortgage broker or mortgage banker or
13 otherwise engaged in, carried on or held itself out as engaging in or carrying on the business
14 of a mortgage broker or mortgage banker licensed pursuant to Chapter 645B or Chapter
15 645E of NRS, and Santiago offered or provided unlicensed services of a mortgage broker or
16 mortgage agent or otherwise engaged in, carried on or held himself out as engaging in or
17 carrying on the business of a mortgage broker or mortgage agent licensed pursuant to
18 Chapter 645B of NRS, by:

19 (i) Advertising, among other things, that "(w)e have many flexible loan
20 programs that can put you into your new home easier than you might expect..." and World
21 Equity "...are nationwide residential and commercial finance brokers...." (See **Exhibit "B"**
22 attached hereto.)

23 (ii) Discussing a mortgage loan with Complainant.

24 (iii) Having Complainant sign a contract with Santiago's alleged boss,

25 Elijah Jacobs.
26
27
28

1 (iv) Issuing and signing a mortgage loan pre-approval letter to
2 Complainant. (See **Exhibit "D"** attached hereto.)

3 (v) Requiring, receiving and accepting Complainant's \$20,000.00 wire
4 transfer on December 18, 2008, in connection with a mortgage loan. (See **Exhibit "C"**
5 attached hereto.)

6 18. Pursuant to NRS 645B.690, "(i)f a person offers or provides any of the services of
7 a mortgage broker or mortgage agent or otherwise engages in, carries on or holds himself out
8 as engaging in or carrying on the business of a mortgage broker or mortgage agent and, at
9 the time...(t)he person was required to have a license pursuant to this chapter and the person
10 did not have such a license...the Commissioner shall impose upon the person an
11 administrative fine of not more than \$10,000 for each violation and if the person has a license,
12 the Commissioner shall revoke it...." See, NRS 645B.690(1)(a).

14 19. Pursuant to NRS 645B.670 and NRS 645E.670, for each violation committed by
15 an applicant, whether or not he is issued a license, the Commissioner may impose an
16 administrative fine of not more than \$10,000 if he has violated any provision of Chapter 645B
17 or Chapter 645E of NRS, a regulation adopted pursuant thereto or an order of the
18 Commissioner. See, NRS 645B.670(1)(c) and NRS 645E.670(1)(c).

20 20. Pursuant to NAC 645B.340 and NAC 645E.510, if a person engages in an activity
21 in violation of the provisions of Chapter 645B or Chapter 645E of NRS, "the Commissioner
22 may issue an order to the person directing the person to cease and desist from engaging in
23 the activity...." See, NAC 645B.340(1) and NAC 645E.510(1).

24 VIOLATIONS OF LAW

25 After investigating this matter, it has been determined that:

26 a. At all relevant times herein mentioned and continuing to date, World Equity
27 engaged in, and continues to engage in, multiple instances of unlicensed mortgage broker or
28

1 mortgage banker activity, or otherwise engaged in, carried on or held itself out as engaging in
2 or carrying on the business of a mortgage broker or mortgage banker, in violation of NRS
3 645B.900 or NRS 645E.900; and

4 b. At all relevant times herein mentioned and continuing to date, Santiago
5 engaged in, and continues to engage in, multiple instances of unlicensed mortgage broker or
6 mortgage agent activity, or otherwise engaged in, carried on or held himself out as engaging
7 in or carrying on the business of a mortgage broker or mortgage agent, in violation of NRS
8 645B.900.

9
10 **ORDER**

11 **NOW, THEREFORE, THE COMMISSIONER OF THE DIVISION HEREBY ORDERS,**
12 pursuant to NRS 622.080 and NAC 645B.340 and/or NAC 645E.510, after having determined
13 that World Equity and Santiago engaged in activities for which they had not received a license
14 or a certificate of exemption, in violation of Chapter 645B and/or Chapter 645E of NRS, that:

15 **A. WORLD EQUITY IMMEDIATELY CEASE AND DESIST** from the following
16 activities:

17
18 1. Conducting any and all unlicensed mortgage broker and/or mortgage banker
19 activity in the State of Nevada; and

20 2. Advertising for and soliciting mortgage broker and/or mortgage banker
21 business within the State of Nevada.

22 **B. SANTIAGO IMMEDIATELY CEASE AND DESIST** from the following activities:

23 1. Conducting any and all unlicensed mortgage broker and/or mortgage agent
24 activity in the State of Nevada; and

25 2. Advertising for and soliciting mortgage broker and/or mortgage agent
26 business within the State of Nevada.
27
28

1 **IT IS FURTHER ORDERED**, pursuant to NAC 645B.340(4) and/or NAC 645E.510(4),
2 that upon filing a verified petition with the Division within **thirty (30) days** of receipt of this
3 Order to Cease and Desist, World Equity and Santiago shall be entitled to a hearing with
4 regard to the contents of this Order to Cease and Desist. World Equity and Santiago are
5 advised, however, that the provisions of this Order to Cease and Desist are effective
6 immediately upon World Equity and Santiago being served therewith, whether or not they, or
7 either of them, request a hearing.

8 **NOTICE TO WORLD EQUITY AND SANTIAGO:** If you request a hearing, you are
9 specifically informed that you have the right to appear and be heard in your defense, either
10 personally or through your counsel of choice at your own expense. At the hearing, if one is
11 timely requested, the Division will call witnesses and present evidence against you. You have
12 the right to respond and to present relevant evidence and argument on all issues involved.
13 You have the right to call and examine witnesses, introduce exhibits and cross-examine
14 opposing witnesses on any matter relevant to the issues involved.
15

16 If the Division prevails at any hearing, it may request that attorney's fees and costs be
17 awarded pursuant to NRS 622.400.

18 **IT IS FURTHER ORDERED**, pursuant to NRS 645B.750 and/or NRS 645E.750, that
19 upon written application to the Division within **twenty (20) days** of the date of this Order,
20 World Equity and Santiago shall be entitled to a hearing with regards to the contents of this
21 Order referenced below. At that hearing the Division will seek to:
22

23 1. Impose an administrative fine against World Equity in the amount of Ten Thousand
24 Dollars and No Cents (\$10,000.00) payable to the Division on account of World Equity's
25 multiple violations of Chapter 645B or Chapter 645E of NRS, the Division's investigative costs
26 in the amount of Two Hundred Forty-Eight Dollars and No Cents (\$248.00) as well as the
27 Division's attorney's fees, if any, incurred herein, to be proven at the hearing;
28

1 2. Impose an administrative fine against Santiago in the amount of Ten Thousand
2 Dollars and No Cents (\$10,000.00) payable to the Division on account of Santiago's multiple
3 violations of Chapter 645B of NRS, the Division's investigative costs in the amount of Two
4 Hundred Forty-Eight Dollars and No Cents (\$248.00) as well as the Division's attorney's fees,
5 if any, incurred herein, to be proven at the hearing;

6 3. Require World Equity's payment, in full, to the Division of the administrative fine
7 against World Equity in the amount of Ten Thousand Dollars and No Cents (\$10,000.00)
8 within **thirty (30) days** of entry of the Final Order;

9 4. Require Santiago's payment, in full, to the Division of the administrative fine against
10 Santiago in the amount of Ten Thousand Dollars and No Cents (\$10,000.00) within **thirty (30)**
11 **days** of entry of the Final Order; and

12 5. Require payment, in full, to the Division of the Division's investigative costs as well
13 as the Division's attorney's fees, if any, by World Equity and Santiago, who shall be jointly
14 and severally liable, within **thirty (30) days** of entry of the Final Order.

15 Should World Equity or Santiago not request a hearing within **twenty (20) days** of the
16 date of this Order, the Division will enter a Final Order in this matter against World Equity and
17 Santiago, as required by NRS 645B.750(2) and NRS 645E.750(2).

18 Dated this 22nd day of June, 2009.

19
20
21
22 STATE OF NEVADA
23 DEPARTMENT OF BUSINESS AND INDUSTRY
24 DIVISION OF MORTGAGE LENDING

25 By: Joseph L. Waltuch
26 JOSEPH L. WALTUCH, COMMISSIONER

EXHIBIT “A”



Information Center Election Center Business Center Licensing Center Securities Center Online Services
 My Data Reports | Business Entity Search | Fee Schedule (Data Reports) | Login (Data Reports)

WORLD EQUITY CORP.

Business Entity Information			
Status:	Active	File Date:	10/20/2005 10:29:25 AM
Type:	Domestic Corporation	Corp Number:	E0711112005-2
Qualifying State:	NV	List of Officers Due:	10/31/2009
Managed By:		Expiration Date:	

Registered Agent Information			
Name:	RACHAEL RICHARDSON	Address 1:	7442 GRIZZLY GIANT ST.
Address 2:		City:	LAS VEGAS
State:	NV	Zip Code:	89139
Phone:		Fax:	
Mailing Address 1:		Mailing Address 2:	
Mailing City:		Mailing State:	
Mailing Zip Code:			
Agent Type:	Noncommercial Registered Agent		
View all business entities under this registered agent			

Financial Information			
No Par Share Count:	75,000.00	Capital Amount:	\$ 0
No stock records found for this company			

Officers			
<input type="checkbox"/> Include Inactive Officers			
President - GIOVANNI J SANTIAGO			
Address 1:	2850 HORIZON RIDGE PKWY.	Address 2:	SUITE #200
City:	HENDERSON	State:	NV
Zip Code:	89052	Country:	U.S
Status:	Active	Email:	
Secretary - GIOVANNI J SANTIAGO			
Address 1:	2850 HORIZON RIDGE PKWY.	Address 2:	SUITE #200
City:	HENDERSON	State:	NV
Zip Code:	89052	Country:	U.S
Status:	Active	Email:	
Treasurer - GIOVANNI J SANTIAGO			

Address 1:	2850 HORIZON RIDGE PKWY.	Address 2:	SUITE #200
City:	HENDERSON	State:	NV
Zip Code:	89052	Country:	U.S
Status:	Active	Email:	
Director - GIOVANNI J SANTIAGO			
Address 1:	2850 HORIZON RIDGE PKWY	Address 2:	SUITE #200
City:	HENDERSON	State:	NV
Zip Code:	89052	Country:	U.S
Status:	Active	Email:	

Actions\Amendments
[Click here to view 5 actions\amendments associated with this company](#)

You are currently not logged in

EXHIBIT “B”

WorldEquityHomeloans.com

800-355-9008 support@worldequitycorp.com Giovanni Santiago

Apply Now

Get PreQualified

Contact Us

Find Your Payment

Free Consultation

Our Blog

Home Page

Information

Tools

Apply Online

About Us

Our Team

Contact Us

Our Blog

1 If you're reading this, chances are you are looking for a loan. Well, you've come to the right place. Here at worldequityhomeloans.com our focus is on getting you the right loan and the right terms to fit your situation. A mortgage is a big commitment and you need an experienced professional guiding you through the process, answering your questions so that you'll know with confidence that you made the right choice.



2 What does our commitment to personal service mean to you? It means that we focus on you and your goals. Anyone can line up a great looking rate for you but we take the time to show you all the other "gotchas" that can overshadow any teaser rate.

3 Not sure if you can afford your dream house? We have many flexible loan programs that can put you into your new home easier than you might expect. Is the down payment a stumbling block? Some of our programs not only don't require a down payment, but cover some of your closing costs as well.



4 Have questions about your credit? We can help you understand the effects of your past credit while showing you how to strengthen your present and future. Our network of mortgage wholesalers enables us to find you a lender who is most understanding of your situation. Have great credit? Our lenders reward your good credit with great rates.

5 Meet any situation. Whether you are looking for a new mortgage, wanting to refinance or just interested in tapping into your current home equity, we can help you. Call us now at 702-381-3818 or Contact Us online. We'll show you how quick and easy it is to get started.

Free Mortgage Advice

Your Name

first

last

Phone

Email *

Question

Choose Agent
giovanni.santiago

SUBMIT

Sign up for a free mortgage consultation

Your Name *

first

last

Email *

Phone *

() -

How can we help you?

Please select our associate that is helping you giovanni.santiago

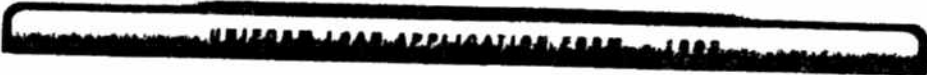
SUBMIT

INDUSTRY TRACKER

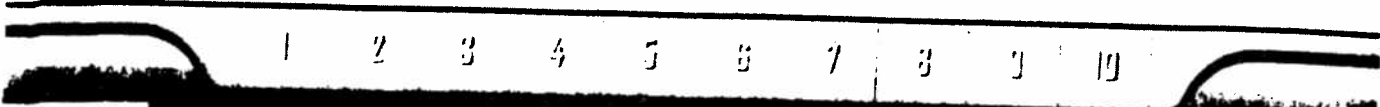
CRISTODRY.COM

U.S. Sen. Kay Bailey Hutchison said Thursday that she is trying to buy Chrysler car dealers who are slated to be closed more ...

Stocks' momentum faces some critical obstacles
2009-06-22



worldequityhomeloans.com



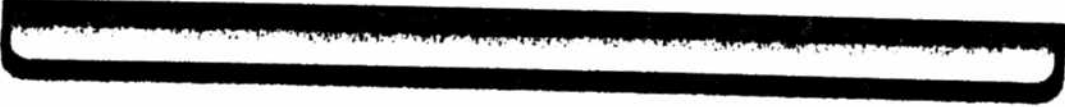
New User

First Name: **MI:** **Last Name:**
Email: **Phone:**
Select Password: **Re-enter Password:**

Returning User

Email:
Password:
Lost My Password

Select loan officer/agent:
giovanni santiago



worldequityhomeloans.com 3240 Peaceful Shadows Ct Henderson NV 89052
702-381-3818 glo@worldequitycorp.com

Copyright © 2007 Loans Interactive

WorldEquityHomeloans.com

800-355-9008 support@worldequitycorp.com Giovanni Santiago

[Apply Now](#)

[Get PreQualified](#)

[Contact Us](#)

[Find Your Payment](#)

[Free Consultation](#)

[Our Blog](#)

- Home Page
- Information
- Tools
- Apply Online
- About Us
- Our Team
- Contact Us
- Our Blog

CONTACT US



We are here to give you knowledgeable and experienced answers to all of your mortgage questions. No question is too small, we are happy to help you with all of your mortgage needs.

Please complete the form below. Try to leave as much detail as you can. We answer most questions within one business day.

Thank you.

Please complete this form for a prompt response

Your Name *
 first last

Email * Phone () -

Best Reach Time *

Comments

Please select our associate that is helping you: giovanni santiago

2850 Horizon Ridge Pkwy. Suite #200 Henderson NV 89052 voice 800.355.9008 support@worldequitycorp.com

Copyright © 2009 worldequityhomeloans.com Loan Officer Website by Loans Interactive
manage your site

WorldEquityHomeloans.com

800-355-9008 support@worldequitycorp.com Giovanni Santiago

Apply Now

Get PreQualified

Contact Us

Find Your Payment

Free Consultation

Our Blog

Home Page
Information
Tools
Apply Online
About Us
Our Team
Contact Us
Our Blog

Need Some Free Mortgage Information?

Your Name *
 first last

Email *

Phone
() -

How can we help you?

Please select our associate that is helping you: giovanni.santiago

INFORMATION

1 The process of getting a mortgage is not only mentally taxing but can be very emotional as well. You want to cover all your bases but you're committing to a property and a loan that you have to live with for some time. We are here to make your journey easier. You are welcome to learn at your convenience from all of our online reading materials but don't forget that we are available to answer any question that you have about your mortgage search. You can reach us anytime at Contact Us.

2 We've put together this collection of online articles to help explain everything from the basics to some interesting and advanced topics.

The Anatomy of a Mortgage

A mortgage payment consists of PITI
P - Principal - The original amount of the money borrowed from a lender.
I - Interest - A fee charged for borrowing money.
T - Taxes - Property taxes paid to your local government.
I - Insurance - Home owners insurance on your property.

Mortgage Choices

1 Fixed - Fixed mortgages have a fixed term (like 15 or 30 years) and a fixed interest rate. The interest rate and term are fixed over the course of the mortgage and your monthly payment for the payment of principal and interest will not change during the term of the mortgage. Taxes and insurance can change so this may affect your total payment during the life of your loan.



2 Adjustable - An ARM (Adjustable Rate Mortgage) has an interest rate that will be adjusted up or down according to current interest rate levels. The monthly amount for your principal and interest payment will go up or down based on these interest rate changes.

3 The Down Payment

Many people believe that they need to put down 10 percent or even 20 percent for their down payment and that's no longer true. There are many lenders that have loan programs that require 5 percent or less, including zero down. Way back when, the only zero down loans were from the Veterans Administration but fortunately those days are gone. If you think that you have to pay rent until you save up a 10 or 20 percent down payment, check with us. You'll be pleasantly surprised.

4 Prequalification

You will want to get pre-qualified during your mortgage search. Prequalification isn't binding but rather it gives you a ballpark idea of what you can afford. The lender analyzes your income, debt and credit history to estimate your maximum loan amount. Combine that with the money you have for a down payment and you have your maximum home price.

5 The next step is preapproval which verifies your income, debt and credit. Preapproval gives you the following benefits:

- Knowing exactly what you can borrow. You will have an accurate commitment from your lender for the amount you can borrow.
- Credit problem solving. You will know now, instead of while your offer is being evaluated by the buyer if you have any credit issues to be dealt with.
- Stronger negotiating position. Sellers love preapproved buyers. They know your offer will not fall through and will treat you like the proverbial bird in the hand. This can help you negotiate a better price.



About Us



World Equity Corp is a 3 yr. financial service company dedicated in assisting its clients with premiere cutting edge financial services.

W.E.C. are nationwide residential and commercial finance brokers

W.E.C team also works with a wide variety of National Lenders to assist its clients in obtaining large Business Lines Of Credit. (B.L.O.C)

EXHIBIT “C”

WACHOVIA
Wire Transfer of Funds
Request

For Use by CMG Field Personnel Only (Not for Financial Center use)

Preparer's Signature
 572619

Authorized Signature
 NSF Only

Callback NO
 Required (Yes or No)

Initiator's Signature

Account Status
 Sufficient (Audio Checked)
 Not Sufficient (NSF)
SUFFICIENT

NSF Source of Funds

Customer Accepting Call Back/Phone Number

Credit Approver Name (Please Print)

Verifier's Signature

Credit Approver Signature

Date

Time of Call

Wire Transfer of Funds
WACHOVIA BANK, N.A.

Current Date
 12/18/08

Control Number
 150576

Domestic or International
DOMESTIC

Non-Repetitive or Repetitive
NON-REPETITIVE

Line Number

Amt Verify Cd
 N

Verify I.D.

Type (Fed. Boc)
FED

Center

Financial Center or Department
 0000286

Request Type (Fax, Phone)
WALK-IN

Description 2 (GL)

Execution Date
 12/18/08

Domestic Transfer Amount
 \$ 20,000.00

Type Currency

Value Date

Foreign Amount

Exchange Rate

Contract Number / Provided By

U.S. Dollar Amount
 \$

Foreign Currency Transfer Amount

Name

Check One Internal Customer Initiated

Org
 3

Account Number

Address

City/State/Zip/Country

ID

ID Source

ID Type DL

Expiration Date 120804

Name

BANK OF AMERICA, N.A., NY

Address

R/T Number

026009593

City/State/Zip/Country

NEW YORK NY

Advice NONE

(No Phone Advice Required, Credit and Phone Advice, Notify and Pay, Pay Upon Proper I.D.)

Name

ENVIRONFUEL SOLUTIONS

Address

Org

Account Number

501004755902

City/State/Zip/Country

Giovanni Santiago (702) 426-9723 Cell #

Other Payment Information

gio@corpcreditservices.com

Case # 3803826 - 20 DEC
ref. Dolbert 925.675-859

CHARGE

gioshops@freelance@gmail.com

Fax: (702) 727 5836

Fee Method
 (Waive/Charge)

Customer Contract
 All of the above information is complete and correct and provided to Wachovia Bank, N.A. or to Wachovia Bank of Delaware, N.A. (each, the "Bank") for it to implement a wire transfer of funds from my account. The Bank's acceptance and execution of my wire transfer transaction is subject to the Terms and Conditions contained in this Wire Transfer of Funds Request. My signature below evidences that I have received a complete copy of this Request, and that I have received the Deposit Agreement.

Customer Signature

X 12/18/08

EXHIBIT “D”



2850 Horizon Ridge Pkwy. Suite #200

Henderson NV. 89052

800-355-9008 Fax: 866-576-1360

(702) 430-1754 office

Hello

As per your request am a verifying your pre-approval mortgage loan for \$250,000 subject to final underwriting.

Feel free to call me toll free 800-355-9008 with any questions that you may have.

Sincerely,

Giovanni Santiago

V.P. Lending Division

CERTIFICATE OF SERVICE

I certify that I am an employee of the State of Nevada, Department of Business and Industry, Division of Mortgage Lending, and that on June 24, 2009, I deposited in the U.S. mail, postage prepaid via First Class Mail and Certified Return Receipt Requested, a true and correct copy of the foregoing, **ORDER TO CEASE AND DESIST AND NOTICE OF INTENT TO IMPOSE FINES AND NOTICE OF RIGHT TO REQUEST HEARING for WORLD EQUITY CORP AND GIOVANNI J SANTIAGO**, addressed as follows:

**World Equity Corp. &
Giovanni J. Santiago
2850 W. Horizon Ridge Pkwy, #200
Henderson, NV 89052**

Certified Receipt Number: 7006 2760 0000 0875 9483

**World Equity Corp. &
Giovanni J. Santiago
3240 Peaceful Shadows Ct.
Henderson, NV 89052**

Certified Receipt Number: 7006 2760 0000 0875 9490

**Rachael Richardson
Resident Agent
World Equity Corp.
7442 Grizzly Giant Street
Las Vegas, NV 89139**

Certified Receipt Number: 7006 2760 0000 0875 9506

DATED this 23rd day of June, 2009

By: 
Employee of the Division

CERTIFICATE OF SERVICE

I certify that I am an employee of the State of Nevada, Department of Business and Industry, Division of Mortgage Lending, and that on July 27, 2009, I deposited in the U.S. mail, postage prepaid via First Class Mail and Certified Return Receipt Requested, a true and correct copy of the foregoing, FINAL ORDER for WORLD EQUITY CORP. and GIOVANNI J. SANTIAGO, addressed as follows:

World Equity Corp. &
Giovanni J. Santiago
2850 W. Horizon Ridge Pkwy, #200
Henderson, NV 89052

Certified Receipt Number: 7006 2760 0000 0876 4661

World Equity Corp. &
Giovanni J. Santiago
3240 Peaceful Shadows Ct.
Henderson, NV 89052

Certified Receipt Number: 7006 2760 0000 0876 4654

Rachael Richardson
Resident Agent
World Equity Corp.
7442 Grizzly Giant Street
Las Vegas, NV 89139

Certified Receipt Number: 7006 2760 0000 0876 4647

DATED this 24th day of July, 2009

By: Susan Slack
Employee of the Division