

Escrow and Title Services

Last Updated: 2/12/26

| Business | Contact | Address | Office Number | Contact Number | E-mail |
|----------------------------|---|---|---------------|--|--|
| Arc California Escrow | Greysen Baiseri | 303 N. Glendora Ave. Glendora, CA 91741 | 626.358.8383 | | greysen@arccaescrow.com |
| California Title Company | Diana Rafeedie | 100 N. First St. Ste. 404 Burbank, CA 91502 | 626.675.1009 | Diana 626.675.1009 | diana@speedyrafeedie.com |
| Central Escrow Group, Inc. | Amy Tran | 1015 S. Baldwin Ave. Arcadia, CA 91007 | 626.254.9977 | | amy.tran@centralescrowgroup.com |
| Champion Escrow, Inc. | Jacqueline Cheou | 9655 Las Tunas Dr. Temple City, CA 91780 | 626.656.8788 | | jc@championescrow.com |
| Chicago Title | Chris Shevlin | 500 N. Brand Blvd. 2nd Floor Glendale, CA 91203 | 800.880.9124 | Chris 626.222.4480 | shevlinc@ctf.com |
| Corinthian Title Company | Theresa Lam | 20955 Pathfinder Rd. #308 Diamond Bar, CA 91765 | 888.828.8490 | Theresa 626.715.2769 | tlam@corinthiantitle.com |
| Design Escrow, Inc. | Alexis Ostensen Yolanda Vidales | 225 E. Santa Clara St. #130 Arcadia, CA 91006 | 626.445.6137 | | alexiso@designescrow.com yvidales@designescrow.com |
| Fidelity National Title | Nicole Menard My Trieu | 3760 Kilroy Airport Way #110 Long Beach, CA 90806 | 800.347.0800 | Nicole 626.688.6425 My Trieu 626.802.0065 | nicole.menard@fnf.com mtprosearches@gmail.com |
| First American Title | Angie Tang | 207 Goode Ave. #410 Glendale, CA 91203 | 818.242.5800 | | titlebyangie@gmail.com |
| Glen Oaks Escrow | Julia McMullan | 918 E. Green St. Ste. 150 Pasadena, CA 91101 | 626.291.2232 | | jmcmullan@glenoakesescrow.com |
| Huntington Escrow, Inc. | Claire Coyle Eddie Chang Lillian Heflin | C/O Lagniappe Accouting, Inc. 11701 Magnolia St. Garden Grove, CA 92840 | 626.786.6370 | Eddie 626.827.6757 | claire@huntingtonescrow.com eddie.chang@huntingtonescrow.com lily@huntingtonescrow.com |
| Lawyers Title Co. | Nancy Chan Eric Nestor | 7530 N. Glenoaks Blvd. Burbank, CA 91504 | 800.747.7777 | Nancy 626.318.8897 Eric 626.616.7243 | nchan@ltic.com eric.nestor@ltic.com |
| Lotus Escrow | Elia Fuentes | 55 E. Huntington Dr. Ste. 120 Arcadia, CA 91006 | 626.262.4333 | Elia 626.807.4333 | elia@lotusescrow.com |
| Mutual Escrow | Janna Tsai | 1225 S. Baldwin Ave. Arcadia, CA 91007 | 626.297.9866 | | janna@mutualescrow.com |
| Premium Escrow, Inc. | Lysette Freeman | 150 N. Santa Anita Ave. Ste.110 Arcadia, CA 91006 | 626.446.8221 | | lysette@premiumescrow.com |
| Somerset Escrow, Inc. | Hector Gutierrez Linda Gutierrez | 1306 Monte Vista Ave. Unit 9 Walnut, CA 91788 | 909.949.1445 | Hector 626.807.9248 Linda 310.968.5737 | hector@somersetescrow.com gutierrez91108@gmail.com |
| Stewart Title | Matthew Luevano | 800 N. Brand Blvd. 9th Floor Glendale, CA 91203 | 800.821.8685 | 626.429.4645 | matthew.luevano@stewart.com |
| Summit Escrow Corporation | Kitty Ip | 223 N. First Ave. Ste. 203 Arcadia, CA 91006 | 626.737.2661 | | |
| Ticor Title | Lucy Krappman Kim A. Buchok | 801 N. Brand Blvd. Ste. 320 Glendale, CA 91201 | 800.390.2842 | Lucy 626.818.1096 Kim 626.893.5386 | lucy.krappman@ticortitle.com kim.buchok@gmail.com |
| Viva Escrow, Inc. | Juliana Tu Vanessa James | 60 Alta St. Ste. 102 Arcadia, CA 91006 | 626.304.3587 | Vanessa 626.679.7848 | julianat@vivaescrow.com vanessa@vivaescrow.com |
| WFG National Title Company | Sage Gomez Meihao Chang Rafik Tadros | 700 N. Brand Blvd. Ste. 1100 Glendale, CA 91203 | 800.300.0775 | Sage 909.541.9740 Meihao 626.688.1025 | sage@wfgtitle.com rchang@wfgtitle.com rtadros@wfgtitle.com |

Insurance and Inspections

Last Updated: 2/12/26

| Business | Contact | Address | Office Number | Contact Number | E-mail |
|---|------------------------------------|---|---------------|--|---|
| American Home Shield | Pamela McSweeney | 618 Ranchito Rd. Monrovia, CA 91016 | 626.483.1742 | | pamela.mcsweeney@ahs.com |
| AMS Insurance Agency, Inc. | Mark Wu | 1015 Highcrest Rd. Glendora, CA 91741 | 626.862.3352 | | markwuinsurance@yahoo.com |
| Benefits Store, Inc. | Roger Smith | P.O. Box 68 Orinda 94563 | 800.446.2663 | | affiliate@benefitsstore.com |
| Cara Lam - Insurance & Finance Services | Cara Lam | 1928 Tyler Ave. South El Monte, CA 91733 | 626.328.8139 | | planforbest20@gmail.com |
| Choice Home Warranty | Tyna Andrews | 2147 Route 27 South 4th Floor Edison, NJ 00817 | 626.774.6369 | | tandrews@chwpro.com |
| Detail Property Inspection, Inc. | Orlagh Gao | 1125 E. Broadway Ste. 236 Glendale, CA 91205 | 818.553.8198 | | detailinspects@gmail.com |
| Disclosure Source NHD | Zabrina Carroll | 1200 Concord Ave. #400 Concord, CA 94520 | 619.318.0894 | | zabrina.carroll@fnf.com |
| Dynasty Wealth Insurance Agency | Katy Guo | 713 W. Duarte Rd. G111 Arcadia, CA 91007 | 626.802.7536 | | dynastywealthinsurance@gmail.com |
| Fidelity National Home Warranty | Brittany Storvis | 1850 Gateway Blvd. Concord, CA 94520 | 800.308.1422 | 661.607.6406 | brittany.storvis@fnf.com |
| First American Home Buyers | Sandi Franco | P.O. Box 10180 Van Nuys, CA 91410 | 800.698.0422 | 626.348.3046 | sfranco@firstam.com |
| First American Natural Hazard | Brandon Savransky | 2226 E St. La Verne, CA 91750 | 626.940.9716 | | bsavransky@firstam.com |
| Home Warranty of America | Yunita Wu | | 888.492.7359 | 213.880.4085 | ywu@hwahomewarranty.com |
| HomeGuard Incorporated | Qais Haidary Kenyetta Suggars | 510 Madera Ave. San Jose, CA 95112 | 855.331.1900 | Qais 626.627.6694 Kenyetta 855.331.1900 | qhaidary@homeguard.com ksuggars@homeguard.com |
| Mold Zero Services LLC | Rusty Tweed | 2060 Huntington Dr. Ste. #1 San Marino, CA 91108 | 626.671.8885 | 818.424.2951 | rusty@moldzero.com |
| Morrison Plus Property Inspections | Duane Morrison Dakota Patterson | 504 E. Route 66 Ste. 102 Glendora, CA 91740 | 626.831.8862 | Dakota 626.788.6292 | duane@morrisoninspects.com dakota@morrisoninspects.com |
| myNHD.com | MaryJane Chaidez | 11000 Wilshire Blvd. Ste. 1426 Los Angeles, CA 90024 | 800.814.2922 | 562.367.9486 | mj@mynhd.com |
| Old Republic Home Protection | Maria Howard | 2 Annabel Ln. #112 San Ramon, CA 94583 | 800.445.6999 | 626.372.4040 | mariah@orhp.com |
| State Farm Insurance | Sam Wright Mary Hilliard | 528 E. Foothill Blvd. Monrovia, CA 91016 | 626.359.5349 | Mary 626.912.1904 | sam.wright.b33g@statefarm.com maryhilliard2000@yahoo.com |
| State Farm Insurance Agency | Sean Cheng | 767 N. Hill St. Ste. 109 Los Angeles, CA 90012 | 213.621.2526 | 323.384.6363 | sean@agentcheng.com |
| Villa Home Inspections | Tony Escamilla | 719 Mansfield Dr. Claremont, CA 91711 | 626.415.8883 | 626.755.3683 | tony@inspectaproperty.com |

Mortgage and Bank Loan

Last Updated: 2/12/26

| Business | Contact | Address | Office Number | Contact Number | E-mail |
|--------------------------------|---|--|---------------|--|---|
| Chase | David Chang | 860 E. Colorado Blvd. 1st Floor Pasadena, CA 91101 | 626.423.4619 | | david.chang@chase.com |
| Chase | Brandon Thai | 1305 Fair Oaks Ave. South Pasadena, CA 91030 | 626.445.9076 | 626.233.6277 | b.thai@chase.com |
| CitiBank | Michelle Alvarado Lisa Lau | 237 S. Myrtle Ave. Monrovia, CA 91016 | 626.873.2537 | Michelle 626.622.2308 Lisa 626.688.6520 | michelle.alvarado@citi.com lisa8.lau@citi.com |
| Credit Union of Southern CA | Seth Brown | 224 N. Fair Oaks Ave. Pasadena, CA 91103 | 626.993.7606 | 626.993.8166 | sbrown@lafinancial.org |
| East West Bank | Phoebe Lew | 403 W. Valley Blvd. Alhambra, CA 91803 | 626.485.7209 | | phoebe.lew@eastwestbank.com |
| Guaranteed Rate | Gene Huang | 155 N. Lake Ave. Ste. 800 Pasadena, CA 91101 | 626.818.5578 | | gene.huang@rate.com |
| HSBC Bank, USA, N.A. | Esther Chow | 1107 S. Baldwin Ave. Ste. C Arcadia, CA 91007 | 626.632.6131 | 626.627.2068 | esther.s.chow@us.hsbc.com |
| J.P. Morgan Chase Bank | Bryant T. Smith | 2121 Rosecrans Ave. #2300 El Segundo, CA 90245 | 310.341.1913 | 602.505.0176 | bryant.t.smith@chase.com |
| Journey Mortgage Advisors | Scott Shimamoto | 99 Pasadena Ave. #10C-A South Pasadena, CA 91030 | 626.399.1525 | | scott@journeymac.com |
| New Aim Funding | Cosmo Sanchez | 8050 E. Florence Ave. Ste. 26 Downey, CA 90240 | 844.809.5194 | 626.497.9002 | cosmo@newaimfundinginc.com |
| New Omni Bank, N.A. | Wen Francis Liu | 1235 S. Garfield Ave. Alhambra, CA 91801 | 626.284.5555 | 626.818.6510 | fliu@newomnibank.com |
| Oak Tree Home Loan and Finance | Vincent Dudziak | 790 E. Colorado Blvd. 9th Floor Pasadena, CA 91101 | 626.396.9188 | 626.497.8339 | vincent@oaktreeloan.com |
| Prestige Capital Inc. | Tracy Shaw | 41 W. Live Oak Ave. Arcadia, CA 91006 | 626.758.0588 | | tracy@prestigecapitalend.com |
| Prime Lending | Larry Davis | 124 N. Glendora Ave. #101 Glendora, CA 91741 | 626.664.3106 | | ldavis@primelending.com |
| Rate | Chris Haun | 10535 Foothill Blvd. Ste. #340 Rancho Cucamonga, CA 91730 | 909.244.1093 | | chris.haun@rate.com |
| Rate One Financial, Inc. | Pete Katsafados | 696 E. Colorado Blvd. #205 Pasadena, CA 91101 | 818.284.6480 | 626.991.0412 | pete@rateonefinancial.com |
| Reverse Mortgage Educators | Ryan Kleis | 17875 Von Karman Ave. Ste. 150 Irvine, CA 92614 | 800.800.2190 | 714.609.0196 | ryan@reversmortgageeducators.com |
| SMPL Mortgage | Kalmoune Antoun | 99 S. Lake Ave. Ste. 201 Pasadena, CA 91101 | 626.583.1623 | 626.437.1721 | kal@smplmortgage.com |
| The Money Store | Diane Balsamo Darrel Miller Nikki Felix | 100 W. Lemon Ave. #102 Monrovia, CA 91016 | 661.237.8989 | Diane 626.755.5764 Nikki 626.233.1144 | dianebalsamo@gmail.com dmiller@themoneystore.com nfelix@themoneystore.com |
| Transglobal Lending | Ivan Tang | 185 W. Chestnut Ave. Monrovia, CA 91016 | 626.447.7888 | 626.501.2556 | ivan.tang@transglobalus.com |
| Well Fargo | Sandra Godoy | 7202 Greenleaf Ave. Whittier, CA 90602 | 626.533.3270 | | sandra.godoy@wellsfargo.com |
| Wells Fargo Home Mortgage | Odilia Chan | 2030 Main St. Ste. 11000 Irvine, CA 92614 | 951.977.0028 | | odiliachan@wellsfargo.com |
| Worthington Mortgage | Josh Moran | 303 Williams Ave. SW Ste. 1331 Huntsville, AL 35801 | 800.288.5851 | 626.808.8083 | jmoran@worthingtonmortgage.com |

Other Affiliates

Last Updated: 2/12/26

| Business | Contact | Address | Office Number | Contact's Number | E-mail |
|---------------------------------|----------------------------------|---|---------------|--------------------|-----------------------------------|
| AMC Lions Roofing | Julio Iglesias Anyello Molina | 7104 Carfton Ave. Apt. B Bell Gardens, CA 90201 | 323.596.6586 | Julio 714.726.2918 | julior89@gmail.com |
| Andy Lu Photography | Andy Lu | 2174 Goodall Ave. Duarte, CA 91010 | | 626.400.9609 | keiyustudio@gmail.com |
| Arcadia Settlements Group | Angel Viera | 1012 W. Beverly Blvd. #986 Montebello, CA 90640 | 323.887.9200 | 323.394.6609 | aviera@teamarcadia.com |
| Asset Preservation, Inc. | Stephanie Kelsey | 525 N. Brand Blvd. Glendale, CA 91203 | 800.282.1031 | 310.508.7367 | stephanie@apiexchange.com |
| Bugnex, Inc. | Albert Salazar | 504 E. Route 66 Glendora, CA 91740 | 833.428.4639 | | albert@bugnex.com |
| The Career Compass Inc. | Wellington Pendell II | 3525 Del Mar Heights Rd. #160 San Diego, CA 92130 | 619.990.1106 | 619.840.9355 | wellington@thecareercompass.com |
| CAREPA | Lucia Tam | P.O. Box 1435 San Gabriel, CA 91776 | 626.203.2904 | 626.221.2888 | luciatam@yahoo.com |
| Cutco Closing Gifts | Deanna Scortino | 137 North Central Ave. #109 Glendale, CA 91202 | 323.687.8287 | | thecutcogal@gmail.com |
| Cyveli Corp. | Henrik Khechoom | 80 W. Sierra Madre Blvd. Ste. 249 Sierra Madre, CA 91024 | 626.314.7000 | 310.770.1815 | hk@cyveli.com |
| DIRECTS | Michael Brooks | 440 Huntington Dr. Ste. 300 Arcadia, CA 91006 | 626.684.0428 | 760.898.3413 | michael@directslp.com |
| Downstream Exchange Company | Tony Phillips | 909 E. Green St. Pasadena, CA 91106 | 626.793.9131 | | caphillips@downstreamexchange.com |
| Exeter 1031 Exchange | Alineh Mouradian | 2235 N. Parish Pl. Burbank, CA 91504 | 213.254.2413 | 213.792.0820 | amouradian@exeterco.com |
| First American Exchange Company | Ricky Corbera | 385 E. Colorado Blvd. Ste. 205 Pasadena, CA 91101 | 310.579.7645 | | rcorbera@firstam.com |
| Gioeli, LLC | Monica Gioeli | 140 N. El Molino Ave. A#3 Pasadena, CA 91101 | 949.379.3303 | 949.378.3303 | monica@gioeli.co |
| Good Luck Universe, Inc. | Alex Zi | 300 S. Garfield Ave. Ste. 104 Monterey Park, CA 91754 | 626.872.6682 | | goodluck@masteralexzi.com |
| Kong Financial Services | Cuong Thuyen | 2181 E. Foothill Blvd. Ste. 204 Pasadena, CA 91107 | 626.921.6883 | | cthuyen@kongfinancial.com |
| LA Trash Junkers | Xavier Figueroa | 1730 W. Cameron Ave. #200 West Covina, CA 91790 | 562.262.9978 | | xavier@LATrashjunkers.com |
| LifeWave | Frances Harsono | 825 Fariview Ave. Arcadia, CA 91007 | 626.757.1583 | | frances_harsono@yahoo.com |
| Million Décor Design, Inc. | Benson Tse | 124 Las Tunas Dr. Arcadia, CA 91007 | 626.574.8882 | | sales@milliondecordesign.com |
| Mobile Studio Headshot | Jessica Garcia | 18847 Cabral St. Santa Clarita, CA 91351 | 818.817.1907 | | mobilestudioheadshot@gmail.com |
| Mohajer Law Firm, APC | Sina Mohajer | 33 E. Huntington Dr. Ste. A Arcadia, CA 91006 | 626.569.5200 | 480.213.5115 | smohajer@mohajerlawfirm.com |
| Mt. San Antonio College | Valerie Pestana | 1100 N. Grand Ave. Walnut, CA 91789 | 909.274.6428 | 909.631.5450 | vpestanda1@mtsac.edu |
| Primerica | Sam Yue | 721 Nevada St. #301A Redlands, CA 92373 | 828.656.1168 | 626.230.7192 | syue@primerica.com |
| PuroClean of San Dimas | Adriana Morgan | 2041 Gladstone St. Unit K Glendora, CA 91740 | 909.830.8900 | 818.941.5388 | amorgan@puroclean.com |
| Robert Hall & Associates | Michael DiLisio | 300 W. Glenoaks Blvd. Glendale, CA 91202 | 818.242.4888 | 781.248.0942 | mdlisio@roberthalltaxes.com |
| Rolling Suds | Adrian Nguyen | 3321 S. Hill St. Unit 108 Los Angeles, CA 90007 | 310.402.5945 | | adrian.nguyen@rollingsuds.com |

| Business | Contact | Address | Office Number | Contact's Number | E-mail |
|------------------------|------------------|--|---------------|------------------|--------------------------------|
| Safe Path for Seniors | Steve Sciorba | 349 N. Barranca Ave. Glendora, CA 91741 | 626.387.9889 | 626.999.6913 | steve@safepathforseniors.com |
| Virtual Network Pros | Spencer Elden | 98 E. Montecito Ave. Sierra Madre, CA 91024 | 855.203.9889 | 323.273.8002 | spencer@virtualnetworkpros.com |
| Western Supreme Rooter | Daniel Westereng | 136 E. Santa Clara #1 Arcadia, CA 91006 | 626.448.6455 | 626.716.1054 | service@westernrooter.com |