



IAPD Report

HANNA LIZA HORENSTEIN

CRD# 4244493

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When communicating online or investing with any professional, make sure you know who you're dealing with. [Imposters](#) might link to sites like BrokerCheck from [phishing](#) or similar scam websites, or through [social media](#), trying to steal your personal information or your money.

Please contact FINRA with any concerns.



IAPD Information About Representatives

IAPD offers information on all current-and many former representatives. Investors are strongly encouraged to use IAPD to check the background of representatives before deciding to conduct, or continue to conduct, business with them.

What is included in a IAPD report?

IAPD reports for individual representatives include information such as employment history, professional qualifications, disciplinary actions, criminal convictions, civil judgments and arbitration awards.

It is important to note that the information contained in an IAPD report may include pending actions or allegations that may be contested, unresolved or unproven. In the end, these actions or allegations may be resolved in favor of the representative, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

Where did this information come from?

The information contained in IAPD comes from the Investment Adviser Registration Depository (IARD) and FINRA's Central Registration Depository, or CRD, (see more on CRD below) and is a combination of:

- information the states require representatives and firms to submit as part of the registration and licensing process, and
- information that state regulators report regarding disciplinary actions or allegations against representatives.

How current is this information?

Generally, representatives are required to update their professional and disciplinary information in IARD within 30 days.

Need help interpreting this report?

For help understanding how to read this report, please consult NASAA's IAPD Tips page <http://www.nasaa.org/IAPD/IARReports.cfm>

What if I want to check the background of an Individual Broker or Brokerage Firm?

To check the background of an Individual Broker or Brokerage firm, you can search for the firm or individual in IAPD. If your search is successful, click on the link provided to view the available licensing and registration information in FINRA's BrokerCheck website.

Are there other resources I can use to check the background of investment professionals?

It is recommended that you learn as much as possible about an individual representative or Investment Adviser firm before deciding to work with them. Your state securities regulator can help you research individuals and certain firms doing business in your state. The contact information for state securities regulators can be found on the website of the North American Securities Administrators Association <http://www.nasaa.org>



Report Summary

HANNA LIZA HORENSTEIN (CRD# 4244493)

The report summary provides an overview of the representative's professional background and conduct. The information contained in this report has been provided by the representative, investment adviser and/or securities firms, and/or securities regulators as part of the states' investment adviser registration and licensing process. The information contained in this report was last updated by the representative, a previous employing firm, or a securities regulator on **04/09/2026**.

CURRENT EMPLOYERS

	Firm	CRD#	Registered Since
B	TRANSAMERICA FINANCIAL ADVISORS, LLC	CRD# 16164	01/06/2012
IA	TRANSAMERICA FINANCIAL ADVISORS, LLC	CRD# 16164	01/06/2012

QUALIFICATIONS

This representative is currently registered in **1** SRO(s) and **20** jurisdiction(s).

Is this representative currently Inactive or Suspended with any regulator? **No**

Note: Not all jurisdictions require IAR registration or may have an exemption from registration.

Additional information including this individual's qualification examinations and professional designations is available in the Detailed Report.

REGISTRATION HISTORY

This representative was previously registered with the following firm(s):

	FIRM	CRD#	LOCATION	REGISTRATION DATES
IA	INVESTMENT ADVISORS INTERNATIONAL, INC.	139233	WESTLAKE VILLAGE, CA	02/05/2009 - 01/06/2012
B	WORLD GROUP SECURITIES, INC.	114473	WESTLAKE VILLAGE, CA	04/12/2002 - 01/06/2012
B	WMA SECURITIES, INC.	32625	DULUTH, GA	10/16/2000 - 04/12/2002

For additional registration and employment history details as reported by the individual, refer to the Registration and Employment History section of the Detailed Report.

DISCLOSURE INFORMATION

Disclosure events include certain criminal charges and convictions, formal investigations and disciplinary actions initiated by regulators, customer disputes and arbitrations, and financial disclosures such as bankruptcies and unpaid judgments or liens.

Are there events disclosed about this representative? **Yes**

The following types of events are disclosed about this representative:

Type	Count
Customer Dispute	1



Qualifications

REGISTRATIONS

This section provides the SRO, states and U.S. territories in which the representative is currently registered and licensed, the category of each registration, and the date on which the registration becomes effective. This section also provides, for each firm with which the representative is currently employed, the address of each location where the representative works. This individual is currently registered with **20** jurisdiction(s) and 1 SRO(s) through his or her employer(s).

Employment 1 of 1

Firm Name: **TRANSAMERICA FINANCIAL ADVISORS, LLC**

Main Address: TWO LIBERTY PLACE
50 SOUTH 16TH STREET, SUITE 3700
PHILADELPHIA, PA 19102

Firm ID#: 16164

	Regulator	Registration	Status	Date
B	FINRA	Invest. Co and Variable Contracts	Approved	01/06/2012
B	FINRA	Investment Co./Variable Contracts Prin	Approved	01/06/2012
B	Arizona	Agent	Approved	01/06/2023
B	California	Agent	Approved	01/06/2012
IA	California	Investment Adviser Representative	Approved	01/06/2012
B	Connecticut	Agent	Approved	05/29/2025
B	District of Columbia	Agent	Approved	07/20/2022
B	Florida	Agent	Approved	01/25/2016
B	Georgia	Agent	Approved	07/30/2024
B	Hawaii	Agent	Approved	03/13/2025
B	Illinois	Agent	Approved	05/07/2025
B	Maine	Agent	Approved	01/30/2024
B	Maryland	Agent	Approved	06/26/2025



Qualifications

	Regulator	Registration	Status	Date
B	Massachusetts	Agent	Approved	08/01/2022
B	Montana	Agent	Approved	04/21/2023
B	New Jersey	Agent	Approved	01/06/2023
IA	New Jersey	Investment Adviser Representative	Approved	01/09/2023
B	New Mexico	Agent	Approved	10/04/2024
B	New York	Agent	Approved	01/06/2012
B	North Carolina	Agent	Approved	05/29/2025
B	Ohio	Agent	Approved	07/22/2025
B	Oregon	Agent	Approved	06/21/2022
B	South Carolina	Agent	Approved	07/03/2023
B	Texas	Agent	Approved	06/21/2022
IA	Texas	Investment Adviser Representative	Restricted Approval	06/23/2022

Branch Office Locations

TRANSAMERICA FINANCIAL ADVISORS, LLC
21300 VICTORY BLVD.
SUITE 120A
WOODLAND HILLS, CA 91367



Qualifications



PASSED INDUSTRY EXAMS

This section includes all industry exams that the representative has passed. Under limited circumstances, a representative may attain registration after receiving an exam waiver based on a combination of exams the representative has passed and qualifying work experience. Likewise a new exam requirement may be grandfathered based on a representative's specific qualifying work experience. Exam waivers and grandfathering are not included below.

This individual has passed 1 principal/supervisory exam, 2 general industry/product exams, and 2 state securities law exams.

Principal/Supervisory Exams

Exam	Category	Date
B Investment Company Products/Variable Contracts Principal Examination (S26)	Series 26	11/09/2001

General Industry/Product Exams

Exam	Category	Date
B Securities Industry Essentials Examination (SIE)	SIE	10/01/2018
B Investment Company Products/Variable Contracts Representative Examination (S6)	Series 6	10/14/2000

State Securities Law Exams

Exam	Category	Date
IA Uniform Investment Adviser Law Examination (S65)	Series 65	12/09/2008
B Uniform Securities Agent State Law Examination (S63)	Series 63	09/22/2000



PROFESSIONAL DESIGNATIONS

This section details that the representative has reported **0** professional designation(s).

No information reported.

Only professional designations listed in Question 8 of the Form U4 will appear in this section if the appropriate box is checked and verified by the issuing organization at the time of the filing. Learn more about eligible designations at [IARD](#) and [NASAA](#).



Registration & Employment History

PREVIOUSLY REGISTERED WITH THE FOLLOWING FIRMS

This representative held registrations with the following firms:

	Registration Dates	Firm Name	ID#	Branch Location
IA	02/05/2009 - 01/06/2012	INVESTMENT ADVISORS INTERNATIONAL, INC.	CRD# 139233	WESTLAKE VILLAGE, C
B	04/12/2002 - 01/06/2012	WORLD GROUP SECURITIES, INC.	CRD# 114473	WESTLAKE VILLAGE, C
B	10/16/2000 - 04/12/2002	WMA SECURITIES, INC.	CRD# 32625	DULUTH, GA

EMPLOYMENT HISTORY

Below is the representative's employment history for up to the last 10 years.

Employment Dates	Employer Name	Position	Investment Related	Employer Location
03/2026 - Present	Oak Tree Funding	Real estate loan officer	N	Chandler, AZ, United States
12/2025 - Present	Student Optimum Services	Referral partner	N	Mission Hills, CA, United States
09/2019 - Present	Author - The Virtuuty Edge: A Compilation of Success.	Author	N	Thousand Oaks, CA, United States
08/2018 - Present	EXP WORLD HOLDING INC	REAL ESTATE AGENT	N	BELLINGHAM, WA, United States
11/2017 - Present	Hanna Liza Segal Horenstein	Agent	N	Thousand Oaks, CA, United States
09/2016 - Present	Virtuity Financial Partners Inc.	Owner	Y	Los Angeles, CA, United States
01/2012 - Present	TRANSAMERICA FINANCIAL ADVISORS, INC	Registered Representative	Y	WOODLAND HILLS, CA, United States
05/2005 - Present	HLS CONSULTING CORP	PRESIDENT	Y	ENCINO, CA, United States
06/2001 - Present	WFGIA	ASSOCIATE	Y	WOODLAND HILLS, CA, United States
03/2019 - 08/2023	Think and Grow Rich World Tour, Inc	Featured Speaker	N	Calabasas, CA, United States
01/2014 - 08/2023	ALL FOR ONE	BOARD MEMBER	N	ALPHARETTA, GA, United States
12/2016 - 12/2018	TOVI REALTY, INC.	DIRECTOR OF RECRUITING	N	WESTLAKE VILLAGE, CA, United States
11/2016 - 12/2018	Tovi Realty, Inc.	Director of Expansion	Y	Westlake Village, CA, United States



Registration & Employment History



EMPLOYMENT HISTORY

Employment Dates	Employer Name	Position	Investment Related	Employer Location
10/2013 - 12/2018	THE FINANCIAL FIRM	REFERRAL AGENT	N	THOUSAND OAKS, CA, United States



OTHER BUSINESS ACTIVITIES

This section includes information, if any, as provided by the representative regarding other business activities the representative is currently engaged in either as a proprietor, partner, officer, director, employee, trustee, agent, or otherwise. This section does not include non-investment related activity that is exclusively charitable, civic, religious, or fraternal and is recognized as tax exempt.

Sales of insurance and non-insurance products, part-time or full-time, for companies affiliated with Transamerica Financial Advisors, Inc., Virtuuty Financial Partners is a co-brand that is used by agents affiliated with World Financial Group Insurance Agency, an insurance agency affiliate of Transamerica Financial Advisors, LLC.

Virtuuty Financial Partners Inc. 0916-Present / Investment Related: Yes / 1800 Century Park East Ste 600 Los Angeles, CA 90067 / Owner/ Owner, Secretary, Chief financial officer/ Hrs. Work Monthly: 20 / Sec Trading Hrs.: 2 / This is a WFG approved cobrand

THE FINANCIAL FIRM; NOT INVESTMENT-RELATED; 50 WEST HILLCREST #224, THOUSAND OAKS, CA 91360; USE CURRENT ACTIVE MORTGAGE LIC TO REFER POTENTIAL CLIENTS TO THE OBA AND RECIEVE POTENTIAL COMMISSIONS; REFERRAL AGENT; 10/2013; 4 HRS/MONTH; PROVIDE POTENTIAL MORTGAGE CLIENTS TO OBA FOR REFFERAL FEE

Hanna Liza Segal Horenstein/ 12.1.2017/ Agent/ 4553 La Tienda DR, Thousand Oaks CA 91362/ Group Health Insurance/ 3HRS/MTH/ Approved with Restrictions

EXP WORLD HOLDING INC /0818-PRESENT / INVESTMENT RELATED: NO / 2219 RIMLAND DR. STE 301 BELLINGHAM, WA 98226 / REAL ESTATE AGENT / REAL ESTATE SALES. HOMES FOR LISTING AND PURCHASES / HRS WORK MONTHLY: 20 / SEC TRADING HRS: 1 / DEVELOPING PROPERTIES FOR EITHER PURCHASE OR SALE.

AUTHOR - THE VIRTUITY EDGE: A COMPILATION OF SUCCESS. POSITION: Author NATURE: Success book INVESTMENT RELATED: No NUMBER OF HOURS: 0 SECURITIES TRADING HOURS: 0 START DATE: 09/30/2019 ADDRESS: 515 Marin St, Suite 408, Thousand Oaks CA 91360, United States DESCRIPTION: Author

STUDENT OPTIMUM SERVICES

POSITION: Referral partner NATURE: Student loan repayment assistance INVESTMENT RELATED: No NUMBER OF HOURS: 1 SECURITIES TRADING HOURS: 0 START DATE: 12/01/2025
ADDRESS: 15455 San Fernando Mission Blvd, #409, Mission Hills CA 91345, United States
DESCRIPTION: Will be referring clients who need assistance with federal student loan repayment options.

OAK TREE FUNDING

POSITION: Real estate loan officer NATURE: mortgage company INVESTMENT RELATED: No NUMBER OF HOURS: 10 SECURITIES TRADING HOURS: 30 START DATE: 03/01/2026
ADDRESS: 3133 West Frye Road, Chandler AZ 85226, United States
DESCRIPTION: referring mortgages and referring loan officers



Disclosure Summary

Disclosure Information

What you should know about reported disclosure events:

(1) Certain thresholds must be met before an event is reported to IARD, for example:

- A law enforcement agency must file formal charges before an Investment Adviser Representative is required to report a particular criminal event.;
- A customer dispute must involve allegations that an Investment Adviser Representative engaged in activity that violates certain rules or conduct governing the industry and that the activity resulted in damages of at least \$5,000.

(2) Disclosure events in IAPD reports come from different sources:

As mentioned in the "About IAPD" section on page 1 of this report, information contained in IAPD comes from Investment Adviser Representatives, firms and regulators. When more than one of these sources reports information for the same disclosure event, all versions of the event will appear in the IAPD report. The different versions will be separated by a solid line with the reporting source labeled.

(3) There are different statuses and dispositions for disclosure events:

- A disclosure event may have a status of *pending*, *on appeal*, or *final*.
 - A "pending" disclosure event involves allegations that have not been proven or formally adjudicated.
 - A disclosure event that is "on appeal" involves allegations that have been adjudicated but are currently being appealed.
 - A "final" disclosure event has been concluded and its resolution is not subject to change.
- A final disclosure event generally has a disposition of *adjudicated*, *settled* or *otherwise resolved*.
 - An "adjudicated" matter includes a disposition by (1) a court of law in a criminal or civil matter, or (2) an administrative panel in an action brought by a regulator that is contested by the party charged with some alleged wrongdoing.
 - A "settled" matter generally represents a disposition wherein the parties involved in a dispute reach an agreement to resolve the matter. Please note that Investment Adviser Representatives and firms may choose to settle customer disputes or regulatory matters for business or other reasons.
 - A "resolved" matter usually includes a disposition wherein no payment is made to the customer or there is no finding of wrongdoing on the part of the Investment Adviser Representative. Such matters generally involve customer disputes.

(4) You may wish to contact the Investment Adviser Representatives to obtain further information regarding any of the disclosure events contained in this IAPD report.



DISCLOSURE EVENT DETAILS

When evaluating this information, please keep in mind that some items may involve pending actions or allegations that may be contested and have not been resolved or proven. The event may, in the end, be withdrawn, dismissed, resolved in favor of the Investment Adviser Representative, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

This report provides the information exactly as it was reported to the Investment Adviser Registration Depository. Some of the specific data fields contained in the report may be blank if the information was not provided.

The following types of events are disclosed about this representative:

Type	Count
Customer Dispute	1

Customer Dispute

This section provides information regarding a customer dispute that was reported to the Investment Adviser Registration Depository (IARD) by the Investment Adviser Representative (IAR), an investment adviser and/or securities firm, and/or a securities regulator. The event may include a consumer-initiated, investment-related complaint, arbitration proceeding or civil suit that contains allegations of sales practice violations against the individual.

The customer dispute may be pending or may have resulted in a civil judgment, arbitration award, monetary settlement, closure without action, withdrawal, dismissal, denial, or other outcome.

Disclosure 1 of 1

Reporting Source:	Individual
Employing firm when activities occurred which led to the complaint:	Transamerica Financial Advisors, Inc.
Allegations:	Client alleges that the terms of her variable annuity were misrepresented.
Product Type:	Annuity-Variable
Alleged Damages:	\$12,000.00
Alleged Damages Amount Explanation (if amount not exact):	This amount represents the current surrender charge should the variable annuity be surrendered and is subject to change.
Is this an oral complaint?	No
Is this a written complaint?	Yes
Is this an arbitration/CFTC reparation or civil litigation?	No

Customer Complaint Information

Date Complaint Received:	03/23/2016
Complaint Pending?	No
Status:	Denied
Status Date:	04/27/2016
Settlement Amount:	



**Individual Contribution
Amount:**



End of Report

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