

**STATE OF OHIO**  
**DEPARTMENT OF COMMERCE**  
**Division of Financial Institutions**  
**Consumer Finance**

In the matter of:	)	Case No. 04-0007-MBD
	)	
<b>Nancy J. George</b>	)	<b>Notice of Intent to Deny</b>
DBA – Ohio Mortgage Company	)	<b>Mortgage Broker Certificate of Registration</b>
4311 Ridge Road	)	&
Brooklyn, Ohio 44144	)	<b>Notice of Opportunity for a Hearing</b>
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**JURISDICTION**

The Ohio Department of Commerce, by and through the Superintendent of the Division of Financial Institutions (“Division”), is charged with the responsibility of administering and enforcing the Ohio Mortgage Broker Act, codified in Ohio Revised Code (“R.C.”) Chapter 1322.

**RESPONDENT**

Nancy J. George (“Respondent”) is a company that held a certificate of registration issued by the Division to engage in business as a mortgage broker pursuant to R.C. Chapter 1322. Respondent’s mortgage broker certificate of registration expired on April 30, 2003, and Respondent filed an application to renew its certificate; the renewal application remains pending. Respondent’s business address of record is 4311 Ridge Road, Brooklyn, Ohio 44144.

**NOTICE OF PROPOSED ACTION**

In accordance with sections 1322.04(B), 1322.052, and 1322.10(A)(1)(a) of the R.C., and R.C. Chapter 119, the Division intends to DENY Respondent’s renewal application for a mortgage broker certificate of registration.

**BASIS FOR PROPOSED ACTION**

The Division has conducted an investigation of Respondent, pursuant to R.C. 1322.10(B), and has found the following:

- A. The Division is empowered by R.C. 1322.04(B) to renew an applicant’s mortgage broker certificate of registration if DFI finds, among other things, that the applicant’s operations manager complied with R.C. 1322.052 by completing a minimum of six (6) hours of approved continuing education (“CE”) the prior calendar year.
- B. The Division is authorized by R.C. 1322.10(A)(1)(a) to refuse to renew an applicant’s mortgage broker certificate of registration if DFI finds that the applicant has violated “or fail[ed] to comply with any provision of sections 1322.01 to 1322.12 of the Revised Code or the rules adopted under those sections or any other law applicable to the business conducted under a certificate of registration[.]”

- C. R.C. 1322.052 requires every operations manager to complete at least six (6) hours of approved continuing education every calendar year.
- D. Respondent's mortgage broker certificate of registration expired on April 30, 2003. In an effort to renew its certificate, Respondent submitted a renewal application to the Division; the renewal application remains pending.
- E. Respondent failed to comply with the CE requirement of R.C. 1322.052 for the 2002 calendar year.
- F. Because Respondent failed to comply with R.C. 1322.052, DFI has the authority to refuse to renew Respondent's mortgage broker certificate of registration.

As a result of the findings listed above, the Division has determined that:

- 1. Respondent failed to comply with the CE requirements of the Ohio Mortgage Broker Act, codified in R.C. 1322.052.
- 2. Respondent does not meet the conditions for renewal, as set forth in R.C. 1322.041(B)(2).
- 3. Respondent's non-compliance with the Ohio Mortgage Broker Act, as described above in Paragraph 1, causes the Division to believe that Respondent does not hold the requisite character and general fitness to command the confidence of the public and to warrant the belief that Respondent's business will be conducted in compliance with the Act. (R.C. §1322.04(A)(10).)

### **NOTICE OF OPPORTUNITY FOR A HEARING ON PROPOSED ACTION**

Therefore, pursuant to R.C. Chapters 1322 and 119, Respondent is hereby notified that thirty-one (31) days from the date of the mailing of this Notice, the Superintendent intends to issue an order denying Respondent's renewal application.

Respondent is further notified, pursuant to R.C. Chapter 119, that Respondent is entitled to a hearing on this matter. If Respondent desires to request a hearing, the request must be made in writing, and must be received in the offices of the Ohio Division of Financial Institutions within thirty (30) days of the time of the mailing of this Notice. Hearing requests should be addressed: Ohio Division of Financial Institutions, Attn: Amanda Axtell—Consumer Finance Counsel, 77 South High Street, 21<sup>st</sup> Floor, Columbus, Ohio 43215-6120.

At the hearing, Respondent may appear in person, by Respondent's attorney, or by such other representative as is permitted to practice before the Agency, or Respondent may present its position, arguments, or contentions in writing, and, at the hearing, may present evidence and examine witnesses appearing for and against Respondent.

If the Ohio Division of Financial Institutions does not receive a written request for a hearing in its offices within thirty (30) days of the time of the mailing of this Notice, the Superintendent will issue an order denying Respondent's renewal application for a mortgage broker certificate of registration.

Signed and sealed this 16<sup>th</sup> day of January 2004.

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**ROBERT M. GRIESER**

Deputy Superintendent for Consumer Finance  
Division of Financial Institutions  
Ohio Department of Commerce