

SETTLEMENT AGREEMENT

03MBSA0040

by and between

THE OHIO DEPARTMENT OF COMMERCE
DIVISION OF FINANCIAL INSTITUTIONS

Consumer Finance Section

77 South High Street, 21st Floor
Columbus, OH 43215-6120

03 AUG 27 PM 12:12

DIVISION OF FINANCIAL
INSTITUTIONS

&

801661

JAMES R. SIMS, II

DBA - COUNTRY HOME MORTGAGE OF OHIO

3429 BRAINARD ROAD

WOODMERE, OH 44122

This Settlement Agreement is a legally binding document that affects the rights of your mortgage brokerage company. Read it carefully. If you have any questions, consult an attorney.



CHECK NO. 8856542902-3
AMOUNT \$ 1000.00
DATE 8/27/2003
REC. BY ALB

If you choose to enter into this Settlement Agreement, you must follow it EXACTLY. If you fail to follow any one filing instruction or any one provision of the Agreement, the Division may reject the Agreement.

All of the following must be completed and RETURNED to the Division in the envelope provided no later than FRIDAY, AUGUST 29, 2003:

- ☒ The person designated as your company's operations manager must pass the operations manager examination. DFI has authorized Experior Assessments, LLC to administer the operations manager examination to the person designated as your company's operations manager. This authorization will expire on Saturday, August 30, 2003. A copy of the examination certificate issued by Experior must be returned with the Settlement Agreement. For testing information contact Experior at 800-741-0934, or on the web at www.experioronline.com.
- ☒ All pages of this Settlement Agreement, including this cover page, must remain attached.
- ☒ The Settlement Agreement must be signed by: the owner if the mortgage broker registrant is a sole proprietor; all partners if the registrant is a partnership; at least one member if a limited liability company; and the president and secretary, as duly authorized by resolution of the board of directors, if the registrant is a corporation. The ORIGINAL, signed Agreement with all pages attached must be returned. Keep a copy for your records.
- ☒ A cashier's check or money order in the amount of \$1,000.00, made payable to DFI Consumer Finance, must be enclosed. NO OTHER METHOD OF PAYMENT WILL BE ACCEPTED. If the envelope does not contain a cashier's check or money order in the amount of \$1,000.00, your package will be returned and the Settlement Agreement will not be accepted.

This Settlement Agreement shall be considered a public record as that term is used in R.C. 149.43, and may be reported to appropriate organizations, data banks, and governmental bodies, or released to the general public.

This Settlement Agreement in no way binds or limits future actions DFI may take with respect to Respondent or any other person, individual, or company, for the same or similar violations.

EFFECTIVE DATE

It is expressly understood that this Settlement Agreement shall become effective upon the last date of signature below.

The Settlement Agreement must be signed by: the owner if the mortgage broker registrant is a sole proprietor; all partners if the registrant is a partnership; at least one member if a limited liability company; and the president and secretary, as duly authorized by resolution of the board of directors, if the registrant is a corporation. **The ORIGINAL, signed Agreement with all pages attached must be returned.** Keep a copy for your records.

PRINTED Name of authorized signor #1:

James R. Sims

SIGNATURE of authorized signor #1:

[Signature]

Date

PRINTED Name of authorized signor #2:

SIGNATURE of authorized signor #2:

Date

PRINTED Name of authorized signor #3:

SIGNATURE of authorized signor #3:

Date

PRINTED Name of authorized signor #4:

SIGNATURE of authorized signor #4:

Date

ROBERT M. GRIESER

8/27/03
DATE

Deputy Superintendent for Consumer Finance
Ohio Division of Financial Institutions

AMANDA M. AXTELL

8/27/03
DATE

Consumer Finance Legal Counsel
Ohio Division of Financial Institutions

Examination Score Report

This report certifies that JAMES R SIMS II, ID No. 820-02-7885, has taken an examination through Experior Assessments, LLC and achieve results detailed below.

JAMES R SIMS II
1075 DELIA AVENUE
AKRON, OH 44320



Examination: OHMB Operations Manager
Examination Date: 08/25/2003
Date of Birth: 07/12/1949
Score: 83.0%
Grade: Pass

The following table contains an analysis of the candidate's performance in each of the major sections of the examination, as indicated by the percentage of the questions in each section that were answered correctly.

Section		Number of Questions	Number Correct	Percent Correct
1	Mortgage Loan Programs	12	08	66.7
2	Mortgage Loan Processes	24	21	87.5
3	Federal Mortgage Lending Legislation	25	20	80.0
4	Ohio Mortgage Broker Act and Ohio Mortgage Loan Act	23	20	87.0
5	Terminology	16	14	87.5
	Totals for all sections	100	83	83.0

The results of this examination have been reported to the Ohio Division of Financial Institutions.

Valid only with embossed seal and original signature
Robert Carbone

experior™

\$59.00 was paid for this exam.