

SETTLEMENT AGREEMENT

#007805-2003CE

This Settlement Agreement is entered into 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

Hereinafter referred to as "DFI."

&

Mr. Thomas Damen
7606 Sweet Hollow Drive
Mentor, OH 44060

Hereinafter referred to as "Respondent."

DFI is a state agency charged with the responsibility of administering and enforcing the Ohio Mortgage Broker Act ("OMBA"), codified in Chapter 1322 of the Ohio Revised Code ("R.C."). Respondent is an individual that held a loan officer license during the 2003 calendar year. That license was cancelled because Respondent failed to renew their license by April 30, 2004. On October 13, 2006, Respondent submitted a new application for a loan officer license; the October 13th application remains pending.

Respondent voluntarily enters into this Settlement Agreement being fully informed of the right to representation by counsel, and the right to reject this Settlement Agreement and to proceed to a formal adjudicative hearing, pursuant to R.C. Chapter 119, on the issues considered herein.

STIPULATIONS AND ADMISSIONS

This Settlement Agreement is entered into on the basis of the following stipulations, admissions and understandings:

- A. DFI is empowered by R.C. 1322.041 to issue an applicant a loan officer license if DFI finds, among other things, that the applicant's character and general fitness command the confidence of the public and warrant the belief that the business will be operated honestly and fairly in compliance with the purposes of the OMBA.

CEA
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- B. R.C. 1322.052 requires every loan officer to complete at least six (6) hours of approved continuing education every calendar year (by December 31st).
- C. Respondent held a loan officer license during the 2003 calendar year.
- D. Respondent admits that he failed to complete the required CE credit hours for the 2003 calendar year.
- E. Because Respondent failed to comply with R.C. 1322.052, DFI has the authority to refuse to issue Respondent a new loan officer license.
- F. DFI enters into this Settlement Agreement in lieu of formal proceedings under R.C. Chapter 119 to deny Respondent's application for a loan officer license on the basis of Respondent's admitted noncompliance with the OMBA.
- G. DFI expressly reserves the right to institute formal proceedings based upon any violation of or noncompliance with any provision of the OMBA not specifically addressed herein, whether occurring before or after the effective date of this Settlement Agreement.

AGREED CONDITIONS

Wherefore, in consideration of the foregoing and mutual promises hereinafter set forth, and in lieu of any formal disciplinary proceedings at this time, Respondent knowingly and voluntarily agrees with DFI to the following terms, conditions and limitations:

1. As penalty for the violations of law described herein, Respondent agrees to pay a fine of five hundred dollars (\$500.00). Payment shall be in the form of a cashier's check or money order, made payable to "DFI Consumer Finance," and shall be submitted to DFI with this Settlement Agreement.
2. Respondent agrees to complete six (6) hours of approved CE prior to submitting this Agreement. If Respondent has completed CE credits after the 2003 calendar year, he may apply those credits to the 2003 CE requirement (see Agreed Condition #3).
3. Respondent agrees to submit a copy of the attendance certificate(s) issued by the CE Provider with this Settlement Agreement, and to write in RED INK on the face of a copy of the attendance certificate(s) "PLEASE APPLY TO THE 2003 CE REQUIREMENT."
4. Respondent understands and agrees that the six (6) hours of CE credits earned are to be applied only to Respondent's 2003 CE requirement; these credits cannot be applied to Respondent's 2006 CE requirement, which must be completed by December 31, 2006.
5. Respondent understands and agrees that by executing this Settlement Agreement, Respondent admits that he has violated R.C. Section 1322.052 by failing to complete the 2003

CE requirement of the OMBA, and that Respondent has been penalized in the form of a fine for this violation.

6. If Respondent properly files this Agreement and fully complies with every provision, DFI agrees to execute the same, to approve Respondent's application, and to issue Respondent a loan officer license.
7. Should DFI discover that Respondent has provided DFI with false, fraudulent, misleading, or incomplete information pertaining to this Agreement, Respondent agrees that such evidence will firmly establish that Respondent's character and general fitness do not command the confidence of the public and warrant the belief that it will conduct business honestly and fairly in compliance with the purposes of the OMBA. Respondent further agrees that such discovery is grounds for permanent revocation of its loan officer license.
8. The above-described terms, conditions and limitations may be amended or terminated at any time upon the written agreement of both parties.

FAILURE TO COMPLY

If, in the discretion of DFI, Respondent appears to have violated or breached any term or condition of this Settlement Agreement, DFI reserves the right to institute formal disciplinary proceedings for any and all possible violations or breaches, including but not limited to, alleged violations of any law occurring before, on, or after the effective date of this Settlement Agreement.

ACKNOWLEDGMENTS/LIABILITY RELEASE

Respondent acknowledges that he has been advised by DFI to seek legal counsel if he has any questions concerning the terms and/or effect of this Settlement Agreement.

Respondent hereby releases DFI, its members, employees, agents, officers and representatives jointly and severally from any and all liability arising from the within matter.

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 ORIGINAL, signed Agreement with all pages attached must be returned.
Keep a copy for your records.

PRINTED Name of loan officer:

THOMAS J. DAMEN

SIGNATURE of loan officer:

12/26/06
DATE

ROBERT M. GRIESER

1/3/07
DATE

Deputy Superintendent for Consumer Finance
Ohio Division of Financial Institutions

PLEASE APPLY TO THE
2003 CE REQUIREMENT

LECS

License Education and Compliance Services, Inc.

Your Continuing Education Provider for the Licensed Professions

Mortgage Broker Continuing Education Attendance Certificate

Thomas J. Damen

Attendee Name

has successfully completed 6 hours of continuing education in the course titled:

12/08/2006 "Surviving The Law" Independence, OH

Instructor

Glen E. Littlejohn, Esq.

Date of Issuance

Friday, December 08, 2006



We certify that these hours meet the requirements for continuing education for mortgage professionals in the states of Ohio, Kentucky, Florida, Maryland and Indiana. "Surviving The Law" is good for 6 CE hours in Ohio, 4.5 hours in Kentucky, Florida and Maryland, and 3.5 in Indiana. You are responsible for reporting your hours to the appropriate state agency in Kentucky, Florida, Maryland and Indiana.

P.O. Box 1392, Reynoldsburg, OH 43068-6392

Phone: (614) 575-4669

Fax: (614) 575-1741 E-mail: lecs@licenseeducation.com Website: www.licenseeducation.com

Ohio Division of Financial Institutions CE Provider Number 2006014