

SETTLEMENT AGREEMENT

801563-25669

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."

&

AVIS L. LATONE

1275 Inglewood Avenue
Mogadore, Ohio 44260

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 who has applied to the Division for a loan officer license in order to be legally authorized to originate residential mortgage loans pursuant to R.C. Chapter 1322.

Respondent voluntarily enters into this Settlement Agreement.

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. 1322.10(A)(1)(b) to refuse to issue a mortgage loan officer applicant a license if the applicant has been convicted of or has pleaded guilty "to any criminal offense involving theft, receiving stolen property, embezzlement, forgery, fraud, passing bad checks, money laundering, or drug trafficking, or any criminal offense involving money or securities."
- B. DFI is empowered by R.C. 1322.041(A)(3) to grant a loan officer applicant, who has been convicted of one of the crimes listed in paragraph A above and codified in R.C. 1322.031(A)(2), a license if the applicant "has proven ***, by a preponderance of the evidence, that the applicant's activities and employment record since the conviction show that the applicant is honest, truthful, and of good reputation, and there is no basis in fact for believing that the applicant will commit such an offense again."

- C. Respondent submitted an application for a mortgage loan officer license on March 3, 2005; that application remains pending.
- D. Respondent admits that in 1973 and 1976 she was convicted of a crime listed in R.C. 1322.031(A)(2).
- E. Respondent understands that because she has been convicted of a crime listed in R.C. 1322.031(A)(2), DFI has the authority to refuse to issue her a loan officer's license.
- F. In an attempt to prove that she is honest, trustworthy, and that there is no basis in fact for DFI to believe she would commit an offense listed in R.C. 1322.031(A)(2) again, Respondent has submitted evidence to the Division which shows that since her convictions: Almost 29 years have passed and she has not been convicted of another offense enumerated in R.C. 1322.031(A)(2); she has been a productive member of society; helped others in need; president of a parent-teacher association; and holds the confidence of her former employer.
- G. Based upon Respondent's representations and supporting documentation, DFI finds that Respondent has proven by a preponderance of the evidence that she is honest, trustworthy, and that there is no basis in fact for DFI to believe she would commit an offense listed in R.C. 1322.031(A)(2) again.
- H. 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 her convictions.
- I. 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. If Respondent properly files this Agreement and fully complies with every provision, DFI agrees to execute the same, to approve Respondent's loan officer license application, and to issue Respondent a loan officer license for the period ending April 30, 2006.
2. Respondent understands and agrees that if should DFI discover that Respondent has provided DFI with false, fraudulent, or misleading information in regard to her license application, Respondent agrees that such evidence shall firmly establish that her character and general

fitness do not command the confidence of the public and warrant the belief that she will conduct business honestly and fairly in compliance with the purposes of the OMBA. Respondent further agrees that such evidence is grounds for permanent revocation of her license.

3. Respondent understands and agrees that this 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.
4. If Respondent violates any term of this Settlement Agreement, DFI may reject the Settlement Agreement and proceed with formal proceedings under R.C. Chapter 119 to deny Respondent's application for a loan officer license.
5. The above-described terms, conditions and limitations may be amended or terminated at any time upon the written agreement of both parties.
6. This settlement agreement must be received by the Division no later than August 15, 2005.

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 she has been advised by DFI to seek legal counsel if she has any question 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.

AVIS L. LATONE

DATE _____

Respondent

ROBERT M. GRIESER

DATE _____

Deputy Superintendent for Consumer Finance
Ohio Division of Financial Institutions

MARK RHEA

DATE _____

Consumer Finance Staff Attorney
Ohio Division of Financial Institutions