

# SETTLEMENT AGREEMENT

#012860-2002/2003CE

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, 21<sup>st</sup> Floor  
Columbus, OH 43215-6120

Hereinafter referred to as "DFI."

&

Daniel J. Sidor  
352 Skyview Drive  
Seven Hills, Ohio 44131

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 2002 calendar year, and filed a 2003 renewal application. That application was denied on June 1, 2004 for failure to complete the required continuing education courses. Respondent submitted a new application for his loan officer license on April 7, 2006; that application remains pending. Respondent did not complete his 2002 or 2003 continuing education requirement.

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.

## STIPULATIONS AND ADMISSIONS

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

- A. R.C. § 1322.052 requires every loan officer to complete at least six (6) hours of approved continuing education every calendar year (by December 31<sup>st</sup>).
- B. Respondent held a loan officer license during the 2002 and 2003 calendar years.

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DIVISION OF FINANCIAL INSTITUTIONS

- C. Respondent admits that he failed to complete the required CE credit hours for the 2002 and 2003 calendar years.
- D. Because Respondent twice failed to comply with R.C. § 1322.052, DFI has the authority to refuse to issue Respondent a loan officer license.
- E. DFI enters into this Settlement Agreement in lieu of formal proceedings under R.C. Chapter 119 to deny Respondent's 2006 application for his loan officer license on the basis of Respondent's admitted violations and noncompliance with the OMBA.
- F. 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 continuing with 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 violation of law described herein, Respondent agrees to pay a fine of one thousand dollars (\$1,000.00). 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 has completed twelve (12) hours of approved CE, which shall be applied toward the 2002 and 2003 calendar years CE requirements. 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 2002 CE REQUIREMENT" for 6 hours and "PLEASE APPLY TO 2003 CE REQUIREMENT" for a separate 6 hours.**
3. Respondent understands and agrees that the twelve (12) hours of CE credits earned are to be applied only to Respondent's 2002 and 2003 CE requirements; these credits cannot be applied to Respondent's 2006 CE requirement, which must be completed by December 31, 2006.
4. 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 2002 and 2003 CE requirements of the OMBA, and that Respondent has been penalized in the form of a fine for this violation.
5. Respondent understands that for this Settlement Agreement to be considered for acceptance by DFI, Respondent must be in compliance with every provision of this Settlement Agreement, and that the **ORIGINAL** properly executed Settlement Agreement, with all pages

attached must be received in the offices of DFI on or before September 5, 2006. Should Respondent fully comply with every provision of this agreement, DFI agrees to execute the same, approve Respondent's 2006 loan officer license application, and issue Respondent a loan officer license.

6. 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 he 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 his loan officer license.
7. 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 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. Respondent shall not seek attorney fees or other costs 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 Respondent:

Daniel J Sidor

SIGNATURE of Respondent:

[Signature] 2/1/06  
Date

[Signature]  
ROBERT M. GRIESER  
Deputy Superintendent for Consumer Finance  
Ohio Division of Financial Institutions

2/1/06  
DATE

[Signature]  
CARRIE V. MOORE  
Consumer Finance Associate Counsel  
Ohio Division of Financial Institutions

2/1/06  
DATE

*Value applied to 2002 Co requirement*

# Advanced Education

S Y S T E M S

## *Certificate Of Completion*

This will certify that **Daniel Sidor of American Home Mortgage** \* has taken and completed our program of studies for six (6) hours of Ohio Continuing Education the courses entitled:

Applying the Real Estate Settlement Procedures Act to Mortgage Lending - 2 hours  
Complying with the Federal Truth in Lending Act - 2 hours  
Equal Opportunity and Fair Credit in Mortgage Lending - 2 hours

The Provider and above courses are approved by the State of Ohio Department of Commerce Division of Financial Institutions and satisfies the continuing education requirements for mortgage professionals under the Ohio Mortgage Broker Act.

Issue Date: 8/24/2006  
Authentication Number: 1000DOI952006UD88355CCD774



**Christopher Nickerson**  
Chief Executive Officer

can apply to the requirement

# Advanced Education

S Y S T E M S

## *Certificate Of Completion*

This will certify that **Daniel Sidor** of **American Home Mortgage \*** has taken and completed our program of studies for six (6) hours of Ohio Continuing Education.

This course covers the following topics:

Ethical Principles and Practices - 2 Hours  
Predatory Lending Practices in the Subprime Market - 2 Hours  
Privacy in Mortgage Lending - 2 Hours

The Provider and above courses are approved by the State of Ohio Department of Commerce Division of Financial Institutions and satisfies the continuing education requirements for mortgage professionals under the Ohio Mortgage Broker Act.

Ohio

Issue Date: 9/1/2006

Authentication Number: 1000DOI952006UD88355CCD800



**Christopher Nickerson**  
Chief Executive Officer