

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

In the matter of:)	Case No. M2008-613
)	
RADIANT MORTGAGE CORPORATION)	Notice of Intent to Revoke Mortgage
140 Jackson Drive)	Broker Certificate of Registration and
Orange, Ohio 44022)	Notice of Intent to Fine
)	&
)	Notice of Opportunity for a Hearing
)	

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, and the rules adopted thereunder.

RESPONDENT

RADIANT MORTGAGE CORPORATION ("Respondent") holds a mortgage broker certificate of registration issued by the Division. Its last known business address of record is 140 Jackson Drive, Orange, Ohio 44022.

NOTICE OF PROPOSED ACTION

In accordance with R.C. 1322.10, and pursuant to R.C. Chapter 119, the Division intends to REVOKE Respondent's mortgage broker certificate of registration and to IMPOSE A FINE of seven thousand two hundred fifty dollars (\$7,250.00) against Respondent.

BASIS FOR PROPOSED ACTION

Pursuant to R.C. 1322.10(B), the Division conducted an investigation of Respondent, and as a result thereof, found the following:

- A. In accordance with R.C. 1322.10(A)(1)(a), the superintendent of the Division may revoke a mortgage broker certificate of registration if the superintendent finds that a mortgage broker has committed a "violation of or failure to comply with any provision of sections 1322.01 to 1322.12 of the Revised Code[.]"
- B. The Division is authorized by R.C. 1322.10(A)(2) to impose a fine against a mortgage broker registrant of not more than one thousand dollars for each day a violation of a law or rule is committed, repeated, or continued. If the registrant engages in a pattern or repeated violations of a law or rule, the Division is authorized to impose a fine against a mortgage broker registrant of not more than two thousand dollars for each day a violation of law or rule is committed, repeated, or continued.
- C. The Division is authorized by R.C. 1322.06(A) to examine mortgage broker records that "[pertain] to business transacted pursuant to sections 1322.01 to 1322.12 of the Revised Code.

- D. Ohio Admin. Code 1301:8-7-13(F) provides that if, “[a]s part or in the furtherance of any examination pursuant to division (A) of section 1322.06[,] . . . the superintendent or his authorized representatives requests a written response . . .the . . .registrant, licensee . . . shall deliver a written response and any requested information within the time period specified in the request.”
- E. R.C. 1322.072 prohibits a registrant from knowingly failing to cooperate with an investigation.
- F. R.C. 1322.06(B) requires registrants to “maintain records pertaining to business transacted pursuant to sections 1322.01 to 1322.12 of the Revised Code” and prohibits registrants from failing to comply.
- G. In a compliance examination conducted pursuant to R.C. 1322.06 on November 21, 2007, it was determined that Respondent failed to maintain an alphabetical index of buyers as required by Ohio Admin. Code 1301:8-7-06(H)(1).
- H. In a compliance examination conducted pursuant to R.C. 1322.06 on November 21, 2007, it was determined that Respondent’s buyer files did not contain copies of the appraisal as required by Ohio Admin. Code 1301:8-7-06(H)(3).
- I. In a compliance examination conducted pursuant to R.C. 1322.06 on November 21, 2007, it was determined that Respondent’s loan origination disclosure statement did not disclose all the information required by R.C. 1322.062(A).
- J. On January 10, 2008, the Division issued a compliance examination letter to Respondent at Respondent’s address of record outlining the issues uncovered in the November 21, 2007 compliance examination and requesting a written response within thirty days. Respondent failed to respond to the Division’s letter, which was not returned by the U.S. Postal Service to the Division.
- K. On August 18, 2008, the Division issued a warning letter by certified mail to Respondent for failure to respond to the January 10, 2008 compliance examination letter. The August 18, 2008 letter requested a response by September 2, 2008 and warned Respondent of the consequences of a continued failure to cooperate with the examination and to correct the violations determined in the compliance examination. Respondent failed to respond to the Division’s August 18, 2008 letter, which was received by Respondent on August 20, 2008.

As a result of the above findings, the Division finds:

- 1. Respondent failed to deliver a written response to a compliance examination letters as requested by the Division within the time frame specified in violation of Ohio Admin. Code 1301: 8-7-13(F).
- 2. Respondent’s failure to respond to the compliance examination letters issued by the Division constitutes a violation of R.C. 1322.072.
- 3. Because Respondent violated R.C. 1322.072, R.C. 1322.06, R.C. 1322.062, Ohio Admin. Code 1301: 8-7-06, and Ohio Admin. Code 1301: 8-7-13(F), the Division is authorized under R.C. 1322.10(A)(1) to revoke Respondent’s mortgage broker certificate of registration and to impose a fine upon Respondent pursuant to R.C. 1322.10(A)(2).

4. A fine of seven thousand two hundred fifty dollars (\$7,250.00) is reasonable, appropriate and necessary.

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 revoking Respondent's mortgage broker certificate of registration and imposing a fine of seven thousand two hundred fifty dollars (\$7,250.00).

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: Lori Massey, Consumer Finance Attorney Examiner, 77 South High Street, 21st 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. Note: a limited liability company must be represented by a person who is legally authorized to appear before the Agency, such as an attorney.

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 revoking Respondent's mortgage broker certificate of registration and imposing a fine in the amount of seven thousand two hundred fifty dollars (\$7,250.00).

Signed and sealed this 17th day of December, 2008.

LEIGH A. WILLIS

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