

STATE OF OHIO
DEPARTMENT OF COMMERCE
DIVISION OF FINANCIAL INSTITUTIONS
77 South High Street, 21st Floor
Columbus, Ohio 43215-6120

In the matter of:)	
)	Case No. 2007-154
TERRI A. JONES)	
24840 Kennedy Ridge Road- Apt. 2)	Notice of Intent to Deny Loan Officer
North Olmsted, OH 44070)	License and Assess 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 enforcing the Ohio Mortgage Broker Act, codified in Ohio Revised Code ("R.C.") Chapter 1322, and the rules adopted thereunder.

RESPONDENT

Respondent Terri A. Jones ("Respondent") has applied to the Division for a loan officer license pursuant to R.C. Chapter 1322. Her address of record is 24840 Kennedy Ridge Rd., Apt. 2, North Olmsted, OH 44070, and her date of birth is August 5, 1975. Respondent has applied for a loan officer license with Premier Mortgage Funding of Ohio, Inc., a mortgage broker operating under certificate of registration MB #802904.000.

ALLEGATIONS

Pursuant to R.C. 1322.031(B) and 1322.10(B), the Division has conducted an investigation of Respondent to determine whether Respondent meets the conditions for registration under R.C. 1322.041, and as a result thereof, alleges the following:

1. R.C. 1322.02(B) states: "No person, on the person's own behalf or on behalf of any other person, shall act as a loan officer without first having obtained a license from the superintendent."
2. R.C. 1322.01(E) defines "Loan Officer" as "an employee who originates mortgage loans in consideration of direct gain or indirect gain, profit, fees, or charges." "Loan Officer" also includes an employee who solicits financial and mortgage information from the public for sale to another mortgage broker.
3. Terri Jones was licensed as a loan officer from November 25, 2002 through April 30, 2006.

- a. Terri Jones first was issued a loan officer license by the Division on November 25, 2002, working for Loans For Homes, Ltd.
 - b. She completed a loan officer transfer application and her loan officer license was transferred to First Ohio Banc & Lending, Inc. on or about August 13, 2003. On March 7, 2005, the Division received notification from First Ohio Banc & Lending, Inc. that Terri Jones was terminated.
 - c. Terri Jones submitted a loan officer transfer application on or about April 29, 2005 and transferred her license back to Loans for Homes, Ltd. The Division was notified that Terri Jones was terminated from Loans for Homes Ltd. on June 13, 2005.
 - d. Subsequently, Terri Jones filed a loan officer license transfer application to transfer her license to Amortgagenow.net on or about August 3, 2005 which transfer was granted. The Division was notified that Terri Jones was terminated from Amortgagenow.net on February 13, 2006.
 - e. On May 1, 2006, the Division received from 1st Resource Mortgage, Ltd. a request for confirmation of the Respondent's loan officer status. The Division replied that Ms. Jones was not permitted to originate for 1st Resource Mortgage, Ltd. because she had not filed a complete transfer application with the Division.
 - f. Subsequently, on May 11, 2006, Terri A. Jones submitted a loan officer transfer application to the Division, attempting to transfer her license from Ohio Lending Solutions to 1st Resource Mortgage, Ltd., but as of April 30, 2006 her loan officer license had expired and there was no license to transfer. On August 2, 2006, the Division received a Loan Officer Termination Notification from 1st Resource Mortgage notifying the Division that Terri Jones was terminated effective July 28, 2006. In the place where the broker was to attach the loan officer license, Respondent wrote "license never received."
 - g. On October 18, 2006, the Division received a loan officer application from Terri Jones to work for Premier Mortgage Funding, Inc.
4. Terri Jones failed to file a 2006 Loan Officer renewal application with the Division. Consequently her license expired on April 30, 2006. She was unable to originate loans or act as a loan officer after this date.
 5. 1322.02(B) states: "No person, on the person's own behalf or on behalf of another person, shall act as a loan officer without first having obtained a license from the superintendent.

6. Terri Jones has never held a loan officer license which authorized her to work for 1st Resource Mortgage, Ltd. Consequently, she has never been authorized to originate loans for 1st Resource Mortgage, Ltd.
7. Records submitted by 1st Resource Mortgage, Ltd. in response to a Division subpoena for loan documents originated by Terri Jones from April 2006 through August 2006 reveal that Terri Jones originated six loans without a license on behalf of 1st Resource Mortgage, Ltd., which loans were subject to the Ohio Mortgage Broker Act.
 - a. On or about May 17, 2006, Terri Jones originated a mortgage loan on property located at 295 Waverly Avenue, Wadsworth, OH 44281 for which settlement occurred on May 25, 2006.
 - b. On or about May 24, 2006 Terri Jones originated a mortgage loan on property located at 203 Parmely Avenue, Elyria, OH 44035 for which settlement occurred on or about June 19, 2006.
 - c. On or about June 22, 2006, Terri Jones originated a mortgage loan on property located at 822 Lenox-New Lyme Road, Jefferson, OH 44047 for which settlement occurred on or about June 30, 2006.
 - d. On or about May 24, 2006, Terri Jones originated a mortgage loan on property located at 1736 Reid Avenue, Lorain, OH 44052 for which settlement occurred on July 7, 2006.
 - e. On or about July 2, 2006, Terri Jones originated a mortgage loan on property located at 8119 Dartworth Dr. Parma, OH 44129 for which settlement occurred on July 19, 2006.
 - f. On or about June 23, 2006, Terri Jones originated a mortgage loan on property located at 3700 Strathavon Road, Shaker Heights, OH 44120 for which settlement occurred on July 28, 2006.
8. By originating mortgage loans for 1st Resource Mortgage, Ltd. covered by the Ohio Mortgage Broker Act during May 2006, June 2006, and July 2006 while being unlicensed, Respondent violated R.C. 1322.02(B).

FINDINGS

Based upon the allegations above, the Division determines the following:

Respondent has violated R.C. 1322.02(B) by originating six loans without a license on behalf of 1st Resource Mortgage, Ltd., which loans were subject to the Ohio Mortgage Broker Act.

PROPOSED ACTION

Based upon the allegations and findings above, the Division intends to **DENY** Respondent, Terri A. Jones, a loan officer license and to **LEVY** A FINE in the amount of \$6,000 for the violation of R.C. 1322.02(B).

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 DENYING Terri A. Jones a loan officer license and imposing a FINE of \$6,000.

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 to:

**State of Ohio
Department of Commerce
Division of Financial Institutions
Attn: Attorney Timothy C. Winslow
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.

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 DENYING Respondent a loan officer license **ASSESSING** a FINE of \$6,000.

Signed and Sealed this 30th day of March, 2007.

Richard F. Keck
Acting Deputy Superintendent of Consumer Finance

Cc: Timothy C. Winslow, In House Counsel—Division of Financial Institutions
Matt Lampke, Asst. Attorney General, Executive Agencies