

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

In the matter of:	)	Case No. M2008-245
	)	
<b>HIGHLAND MORTGAGE</b>	)	<b><u>DIVISION ORDER</u></b>
<b>CORPORATION</b>	)	<b>Suspension of Mortgage Broker</b>
20325 Center Ridge Road, Suite 400	)	<b>Certificate of Registration</b>
Rocky River, Ohio 44116	)	<b>&amp;</b>
	)	<b>Notice of Appellate Rights</b>

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The Ohio Department of Commerce, by and through the Superintendent of the Division of Financial Institutions ("Division") and charged with the responsibility of administering and enforcing the Ohio Mortgage Broker Act, as codified in Ohio Revised Code ("R.C.") Chapter 1322, the Division finds that this Order is necessary and appropriate, in the interest of the public, and is consistent with the purposes of the Ohio Mortgage Broker Act.

Respondent, Highland Mortgage Corporation ("Respondent"), held a mortgage broker certificate of registration ("Registration") issued by the Division of Financial Institutions ("Division") during calendar year 2007. On April 28, 2008, the Division issued Respondent an Order of License Suspension ("Suspension") automatically suspending Respondent's Registration as required by Revised Code ("R.C.") section 1322.10(F)(2) and a Notice of Intent to Revoke ("Notice") for its operations manager's failure to fulfill the 2007 continuing education requirement in R.C. 1322.052.

An administrative hearing was held on June 25, 2008. Respondent failed to appear. A Report and Recommendation ("Report") was filed with the Division on July 31, 2008, recommending that the Division revoke Respondent's Registration. No objections were filed. (A copy of the Report is attached).

In accordance with R.C. 119.09, the Division has considered the record, consisting of the Report, the transcript of testimony and exhibits, as well as all applicable laws. As a result, the Division makes the following findings and conclusions. Any finding and/or conclusion not specifically addressed below is approved, adopted, and incorporated herein.

The Division modifies the Recommendation on page 4 of the Report. The Report recommended that Respondent's Registration be revoked for violating R.C. 1322.052. However, in light of recent federal legislation titled the "Secure and Fair Enforcement for Mortgage Licensing Act of 2008," which makes any license revocation a permanent bar to licensure, the Division hereby CONTINUES THE SUSPENSION of Respondent's Registration pursuant to R.C. 1322.10(F)(2).

It is so ordered.

**NOTICE OF APPELLATE RIGHTS**

Respondent is hereby notified that pursuant to R.C. 119.12, this Order may be appealed by filing a notice of appeal with the Ohio Division of Financial Institutions setting forth the Order appealed from and the grounds for the appeal. A copy of such notice of appeal must also be filed with the court of common pleas of the county in which the place of business of the Respondent is located, or the county in which the Respondent is a resident. A notice of appeal must be filed within fifteen (15) days after the date of mailing of this Order.

Signed and sealed this 24<sup>th</sup> day of October, 2008.

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**LEIGH A. WILLIS**

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