

SETTLEMENT AGREEMENT & CONSENT ORDER

Case No. M2009-360
(2008 CE)

This Settlement Agreement and Consent Order 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”

and

WEST SHORE REALTY LENDERS, INC.

14508 Madison Avenue
Lakewood, Ohio 44107

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 a corporation that currently holds a mortgage broker certificate of registration that expired on April 30, 2009 and whose operations manager held a loan officer license during the 2008 calendar year. In April 2009, Respondent filed a mortgage broker certificate of registration renewal application, which remains pending. On June 19, 2009, DFI issued an Order automatically suspending Respondent’s certificate of registration pursuant to R.C. 1322.10(F)(2) and a Notice of Intent to Deny Respondent’s mortgage broker certificate of registration renewal application for failure of its operations manager to complete its continuing education requirement of R.C. 1322.052 in 2008. A hearing was scheduled for July 17, 2009.

Respondent voluntarily enters into this Settlement Agreement and Consent Order (“Settlement Agreement”) being fully informed of the right to representation by counsel, and the right to reject this Settlement Agreement and Consent Order and to proceed to a formal adjudicative hearing, pursuant to R.C. Chapter 119, on the issues considered herein.

STIPULATIONS AND ADMISSIONS

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

- A. DFI is required by R.C. 1322.10(F)(2) to suspend a mortgage broker certificate of registration if the registrant through its operations manager failed to fulfill the continuing education requirement of R.C. 1322.052.
- B. DFI is empowered by R.C. 1322.10(A)(1)(a) to deny a mortgage broker certificate of registration renewal application if the superintendent finds the registrant has violated or failed to comply with any provision of the Ohio Mortgage Broker Act.
- C. R.C. 1322.052 requires every registrant through its operations manager to complete at least six (6) hours of approved continuing education every calendar year (by December 31st).
- D. Respondent's operations manager held a loan officer license during the 2008 calendar year.
- E. Respondent's operations manager completed twelve hours of CE in the 2008 calendar year; however, none of the CE was approved as that term is defined in O.A.C. 1301:8-7-18(A)(2).
- F. Respondent admits failure to complete the required approved CE credit hours for the 2008 calendar year.
- G. Because Respondent failed to comply with R.C. 1322.052, DFI has the authority to suspend Respondent's mortgage broker certificate of registration and deny Respondent's renewal application.
- H. DFI enters into this Settlement Agreement and Consent Order in lieu of resuming formal proceedings under R.C. 1322.10(F)(2) and R.C. Chapter 119 to continue the suspension and deny the renewal of Respondent's certificate of registration on the basis of Respondent's violations and noncompliance with the OMBA.
- 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 and Consent Order.

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 five hundred dollars (\$500.00). Payment shall be in the form of a cashier's check or

2. money order, made payable to "Consumer Finance Fund," and shall be submitted to DFI with this Settlement Agreement.
3. Respondent's operations manager has completed six (6) hours of approved CE, which, at Respondent's request, the Division has applied toward the 2008 calendar year CE requirement.
4. Respondent understands and agrees that the six (6) hours of CE credits earned are to be applied only to Respondent's 2008 CE requirement; these credits cannot be applied to Respondent's 2009 CE requirement, which must be completed by December 31, 2009.
5. Respondent understands and agrees that by executing this Settlement Agreement and Consent Order, Respondent admits that it has violated R.C. 1322.052 by failing to complete the CE requirement of R.C. 1322.052 in 2008 and has been penalized in the form of a fine for this violation.
6. Respondent understands that for this Settlement Agreement and Consent Order 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 and Consent Order, with all pages attached must be received in the offices of DFI on or before **July 17, 2009**. Should Respondent fully comply with every provision of this agreement, DFI agrees to execute the same and DFI will terminate the Automatic Suspension and Notice of Intent to Deny Respondent's mortgage broker certificate of registration renewal application.
7. Should DFI discover that Respondent has provided DFI with false, fraudulent, misleading, or incomplete information pertaining to this Settlement Agreement and Consent Order, 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.
8. Respondent understands and agrees that this Settlement Agreement and Consent Order 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.
9. 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 and Consent Order, 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 it has been advised by DFI to seek legal counsel if it 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. section 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 and Consent Order shall become effective upon the last date of signature below.

For purposes of effecting this Settlement and Consent Order, it is hereby ORDERED and DECREED that:

- I. The parties to this Settlement and Consent Order shall abide by the terms of this Order as agreed.
- II. When this Settlement and Consent Order becomes effective as a final order, the Division shall again review Respondent's renewal application. Provided the application does not contain any deficiencies, the Division will renew Respondent's mortgage broker certificate of registration. Nothing in this Settlement and Consent Order shall deem to prevent the Division from taking any administrative action due to deficiencies that may arise in Respondent's renewal application not specifically addressed in the Notice of Intent to Deny Renewal.

III. The Order of Summary Suspension and Notice of Intent to Deny Renewal issued June 19, 2009 by the Division is hereby terminated.

LEIGH A. WILLIS Date
Deputy Superintendent for Consumer Finance
Ohio Division of Financial Institutions

The ORIGINAL, signed Agreement with all pages attached must be returned.
Keep a copy for your records.

Approved and Agreed:

PRINTED Name of Respondent: _____

SIGNATURE of Respondent: _____ Date

Amanda M. Baird
Counsel for Respondent