

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

In the matter of:

JAMIE L. BOYD

1099 West River Road North
Elyria, OH 44035

)
) **Case No. 06-3066 LOR**
)
)
) **Notice of Intent to Revoke**
) **Loan Officer License &**
) **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 Jamie L. Boyd holds officer license (LO# 013066) issued by the Division pursuant to R.C. 1322. Respondent’s employer of record was First Ohio Banc & Lending, Inc., whose office operates under certificate of registration number MB 3816. Respondent’s home address of record is 1099 West River Road North, Elyria, OH 44035 and her date of birth is October 3, 1966.

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 loan officer license.

ALLEGATIONS

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

1. In or about January 2006, Respondent was employed by First Ohio Banc & Lending, Inc.
2. In or about January 2006, Respondent arranged to refinance a residential mortgage in the sum of \$105,000.00 on residential property located at 1021 Plymouth Drive,

Grafton, OH 44044 owned by Bertie A. Gribble. As a condition of securing financing, the lender required borrowers to have at least \$575 in deposit reserves with a financial institution. In order to meet that prerequisite, Respondent altered Gribble's December 2005 bank statement increasing the account's ending balance from \$97.12 to \$654.47. In addition, Respondent altered Gribble's January 2006 bank statement increasing the account's ending balance from \$71.44 to \$383.80.

3. On or about February 2006, loan processors at First Ohio Banc & Lending, Inc. recognized the alteration of the Gribble December 2005 bank statement submitted by Respondent as part of the Gribble refinancing. When Respondent was confronted by First Ohio Banc & Lending, Inc. management, Respondent first denied altering the document then admitted she had altered the document out of sympathy to help Gribble obtain the loan. Subsequent to that time, Respondent left a voice-mail message with Kirk Daskocil, President of First Ohio Banc & Lending, Inc. stating that she knew altering the document was wrong but wished to keep her job. Respondent was terminated by First Ohio Banc & Lending, Inc. on February 3, 2006.
4. On February 9, 2006, Respondent began employment as a loan officer with Global Executive Mortgage, Inc. and submitted an application to transfer her loan officer license.
5. The Ohio Revised Code 1322.07 states in part:

No...licensee or applicant for a...license under sections 1322.01 to 1322.12 of the Revised Code shall...

(C) [e]ngage in conduct that constitutes improper, fraudulent, or dishonest dealings....

(E) [k]nowingly make, propose, or solicit fraudulent, false, or misleading statements on any mortgage document or on any document related to a mortgage, including a mortgage application, real estate appraisal, or real estate settlement or closing document.

6. Respondent has violated R.C. 1322.07(E) by knowingly making false and misleading statements on documents related to a mortgage in order to cause the lender to believe the borrower had deposits sufficient to secure a mortgage loan.
7. Respondent has violated R.C. 1322.07(C) by altering documents related to a mortgage loan.
8. According to R.C. 1322.10(A)(1), the Superintendent of Financial Institutions may revoke a loan officer license if the superintendent finds a violation of or failure to comply with any provision of R.C. 1322.01 to R.C. 1322.12.

FINDINGS

1. By making false and misleading statements upon documents related to a mortgage loan in order to meet the loan prerequisites imposed by the lender, Respondent has violated R.C. 1322.07(E).
2. By making false and misleading statements upon documents related to a mortgage loan in order to meet the loan prerequisites imposed by the lender, Respondent has violated R.C. 1322.07(C).
3. Based upon the authority granted pursuant to R.C. § 1322.10(A)(1) by Respondent's violations of R.C. 1322.07(E) and (C), the superintendent may revoke Respondent's loan officer license.

PROPOSED ACTION

Based upon the allegations and findings above, the Division intends to REVOKE the loan officer license of Jamie L. Boyd (LO# 013066).

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 the loan officer license of Jamie L. Boyd (LO# 013066).

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 her 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 REVOKING the loan officer license of Jamie L. Boyd (LO# 013066).

Signed and Sealed this _____ day of _____, 2006.

Robert M. Grieser
Deputy Superintendent of Financial Institutions

cc: Timothy C. Winslow, In House Counsel—Division of Financial Institutions
Matt Lampke, Asst. Attorney General, Business & Government Regulation