

1 DEPARTMENT OF CONSUMER AND BUSINESS SERVICES  
2 DIVISION OF FINANCE AND CORPORATE SECURITIES  
3 BEFORE THE DIRECTOR OF THE DEPARTMENT OF CONSUMER AND  
4 BUSINESS SERVICES

4 In the Matter of: ) M-08-0046-49  
5 Liberty Home Lending Inc., ) FINAL ORDER TO CEASE AND  
6 Respondent. ) DESIST, ASSESSING CIVIL  
7 ) PENALTIES  
8 )

9 On October 14, 2008 the Director of the Department of Consumer and Business  
10 Services (the "Director") acting by the authority of Oregon Revised Statutes ("ORS")  
11 Chapter 59.840 et seq. (the "Oregon Mortgage Lender Law"), issued Administrative  
12 Order M-08-0046-49, ORDER TO CEASE AND DESIST, ASSESSING CIVIL  
13 PENALTIES AND NOTICE OF RIGHT TO HEARING (the "Proposed Order") against  
14 Liberty Home Lending Inc. (the "Respondent").

15 On or about October 15, 2008 Respondent was mailed true copies of the  
16 Proposed Order by regular, first-class mail and by certified mail, postage prepaid, return  
17 receipt requested, and addressed to: 568 Yamato Rd 2nd Floor, Boca Raton, FL  
18 33431. Neither the certified mail copy, the return receipt, nor the regular mail copy were  
19 returned.

20 Respondent has not advised the Division of Finance and Corporate Securities  
21 (the "Division") of any change in its address or cessation of business at any of its  
22 offices, as required by Oregon Administrative Rule ("OAR") 441-860-0070.

23 Respondent has not made a written request for a contested case hearing in this  
24 matter and the time to do so has expired.

25 NOW THEREFORE, after consideration of the Division's investigative file and  
26 related documents, the Director hereby issues the following Findings of Fact,



1 Conclusions of Law, and Final Order.

2 **FINDINGS OF FACT**

3 The Director **FINDS** that:

4 1. Respondent was a company engaged in Oregon residential mortgage lending  
5 operating from a principal place of business located at 568 Yamato Rd 2nd Floor, Boca  
6 Raton, FL 33431. Respondent obtained a license (ML#4303) to engage in Oregon  
7 residential mortgage transactions on 11/6/2006. That license was set to expire on  
8 11/6/2009.

9 2. Senate Bill 1064, passed in the 2008 supplemental legislative session, required  
10 that the Department of Consumer and Business Services (the "Department"), Division  
11 of Finance and Corporate Securities (the "Division"), obtain from mortgage bankers and  
12 brokers reports concerning their residential mortgage activities. The Department  
13 issued temporary Oregon Administrative Rule ("OAR") 441-865-0022 on May 7, 2008.  
14 As part of that procedure, the Department sent a copy of the temporary rule to all  
15 licensees, and the rule was also posted on the Division website.

16 3. In response to industry concerns about the ability of licensees to gather and report  
17 certain information required under OAR 441-865-022, the Department suspended that  
18 temporary rule and issued a new one on June 26, 2008, OAR 441-865-0024,  
19 containing all of the same language, but making reporting voluntary for certain items.

20 4. OAR 441-865-0024 requires reporting of certain data designed to allow legislators  
21 and state officials to gauge the health of the mortgage industry in Oregon, and sets a  
22 deadline of August 30, 2008 for the 2007 annual reports.

23 5. On or about June 26, 2008 a copy of OAR 441-85-0024 was mailed to all  
24 licensees, and the same was posted on the Division's website.

25 6. On or about July 31, 2008 a public website was opened for licensees to use to file  
26 their reports, and a notification email was sent to all valid email addresses that the

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Labor and Industries Building  
350 Winter Street NE, Suite 410  
Salem, OR 97301-3881  
Telephone: (503) 378-4387





1 Mortgage Lender Section had for active licensees. All "undeliverable" emails were  
2 tracked on a spreadsheet, as were "out-of-office" replies. The Division complied with  
3 all requests to forward emails to new addresses.

4 7. On or about August 4, 2008 a letter was mailed to all companies who had an  
5 active mortgage license any time after July 31, 2008 informing them of the requirement  
6 to file an annual report.

7 8. On or about August 11, 2008 the Division sent out the Summer 2008 edition of the  
8 Mortgage Regulation News newsletter to all licensees. The article on the outside back  
9 cover of the newsletter detailed the annual report requirement, including the due date,  
10 how to report, and consequences for failing to file the report.

11 9. On or about August 14, 2008 an email was set to those companies who had not  
12 yet filed an annual report and for which the Division had a valid email address,  
13 reminding them of the requirement to file the report. Again, "undeliverable" and "out-of-  
14 office" replies were tracked on a spreadsheet, and the Division complied with all  
15 requests to forward emails to new email addresses.

16 10. Between September 17 and September 19, 2008 letters were sent to  
17 approximately two hundred twenty five (225) licensees who had a license in 2007 but  
18 had not yet filed an annual report. The letter again advised the licensees of the  
19 requirement to file an annual report, and of the consequences for failing the report.  
20 Further, the letter stated that companies who had not filed annual reports by October 3,  
21 2008 would be forwarded to the Enforcement Unit for assessment of a civil penalty.

22 11. As of October 10, 2008 Respondent had not filed an annual report for business  
23 conducted in 2007.

## 24 CONCLUSIONS OF LAW

25 1. By failing to file an annual report with the Director by August 30, 2008,  
26 Respondent violated ORS 59.860(3) and OAR 441-865-0024(3).

1 **ORDER**

2 **NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDERS:**

3 The Director, pursuant to its authority under ORS 59.865, ORS 59.885, and ORS  
4 59.870, hereby **ORDERS** that Respondents shall **CEASE AND DESIST** from violating  
5 any provision of Oregon Mortgage Lender Law, OAR 441-850-0005 through 441-885-  
6 0010 and any rule, order or policy issues by the Division; **AND**

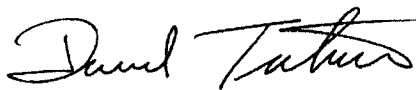
7 The Director, pursuant to ORS 59.996 and ORS 59.870 hereby **ORDERS**  
8 Respondents to pay the State of Oregon a civil penalty of **\$4100**. The civil penalty is  
9 based on a fine of \$100 per day for each day after August 30, 2008 through October 10,  
10 2008, on which Respondent failed to file an Annual Report.

11 The date of this Order is the day the Director or the Director's nominee signs the  
12 Order. The entry of this Order in no way limits further remedies which may be available  
13 to the Director under Oregon law.

14 Dated this 10<sup>th</sup> day of November, 2008, at Salem, Oregon.

15 **NUNC PRO TUNC** October 14, 2008.

16  
17 **CORY STREISINGER**, Director  
18 Department of Consumer and Business Services

19 

20 David Tatman, Administrator  
21 Division of Finance and Corporate Securities

22 **NOTICE OF APPEAL RIGHTS**

23 You are entitled to seek judicial review of this Final Order. Judicial review may be  
24 obtained by filing a petition for review with the Oregon Court of Appeals in Salem,  
25 Oregon within sixty (60) days from the date of service of this Final Order. Judicial  
26 review is pursuant to the provisions of **ORS 183.482**.

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