STATE OF WASHINGTON 1 DEPARTMENT OF FINANCIAL INSTITUTIONS **SECURITIES DIVISION** 2 IN THE MATTER OF DETERMINING 3 whether there has been a violation of the Order No. S-03-212-04-CO01 Escrow Agent Registration Act by: 4 Kristin Doohan dba Escrow Integrity, 5 CONSENT ORDER Respondent. 6 7 8 INTRODUCTION 9 Pursuant to the Escrow Agent Registration Act, chapter 18.44 RCW, the Department of 10 Financial Institutions of the State of Washington, Securities Division, and Respondent Kristin 11 Doohan dba Escrow Integrity do hereby agree to this Consent Order in settlement of the above 12 captioned matter. Respondent neither admits nor denies the Findings of Fact or Conclusions of Law 13 stated below. 14 FINDINGS OF FACT 15 I. Respondent 16 1. **ESCROW INTEGRITY** conducts business in Arlington, Washington. 17 2. **KRISTIN DOOHAN** ("Doohan") is the sole proprietor of Escrow Integrity. 18 II. Nature of the Conduct 19 3. From at least September 2003 until the present, Respondent has held Escrow Integrity out 20 to the public as able to conduct escrow transactions and has accepted escrow business. During this 21 time, Respondent has held money in and disbursed money from a trust account in transactions for 22 the purpose of effecting and closing the sale, purchase, exchange, transfer, encumbrance, and/or 23 lease of property. Respondent prepared and/or followed written escrow and settlement instructions. 24

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4. Respondent has not maintained a trust account check register that chronologically lists all deposits and disbursements in the account. Respondent has not, on a monthly basis, reconciled the trust account check register to the trust account bank statement. Respondent also has not maintained client ledgers that clearly summarize all receipts and disbursements for each client.

III. Unlicensed Escrow Agent

5. Neither Doohan nor Escrow Integrity are or have ever been licensed with the Department of Financial Institutions as an escrow agent, escrow officer, or designated escrow officer.

Based upon the above Findings of Fact, the following Conclusions of Law are made:

CONCLUSIONS OF LAW

- 1. The conduct described in the Findings of Fact constitutes an escrow transaction under RCW 18.44.011.
- 2. The conduct described in the Findings of Fact is in violation of RCW 18.44.021 because Escrow Integrity and/or Doohan have engaged in business as, and performed functions of, an escrow agent in the State of Washington or with respect to transactions involving property in Washington without a valid license issued by the director of the Department of Financial Institutions.
- 3. The conduct described in the Findings of Fact is in violation of RCW 18.44.071 because Escrow Integrity and/or Doohan have not ensured that a licensed escrow officer has supervised all escrow transactions.
- 4. The conduct described in the Findings of Fact is in violation of RCW 18.44.071 because there has been no designated escrow officer at Escrow Integrity responsible for handling its escrow transactions, managing its trust account, and supervising all other licensed escrow officers it employs.

Securities Division

5. The conduct described in the Findings of Fact is in violation of RCW 18.44.400 because Escrow Integrity and/or Doohan have not kept adequate records of transactions they handle.

CONSENT ORDER

Based upon the foregoing:

IT IS AGREED AND ORDERED that Escrow Integrity and Kristin Doohan each shall cease and desist from violating RCW 18.44.021 by engaging in business as, and performing functions of, an escrow agent without a valid escrow agent license.

IT IS FURTHER AGREED AND ORDERED that Escrow Integrity and Kristin Doohan each shall cease and desist from violating RCW 18.44.071 by failing to ensure that licensed escrow officers supervise all escrow transactions and by failing to ensure that Escrow Integrity has a designated escrow officer responsible for handling its escrow transactions, managing its trust account, and supervising all other licensed escrow officers employed by it.

IT IS FURTHER AGREED that Escrow Integrity and Kristin Doohan shall, with one month of the date of the entry of this order, review the adequacy of their trust account recordkeeping system and obtain competent professional assistance to ensure compliance with RCW 18.44.400 and all other related laws and rules.

IT IS FURTHER AGREED AND ORDERED that Escrow Integrity and Kristin Doohan shall pay the Securities Division a fine in the amount of \$5,000, of which \$2,500 is suspended based on future compliance with this Order and based on Doohan's supplemental filings with the Division demonstrating an inability to pay. The remaining \$2,500 is to be paid to the Securities Division prior to the entry of this order. In the event this Order is violated, the Securities Division will seek enforcement of the Order pursuant to RCW 18.44.490 and/or other provisions of the Escrow Agent Registration Act.

CONSENT ORDER

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Securities Division

Olympia, WA 98507-9033

PO Box 9033

360-902-8760