



## **Escrow Committee Webinar**

**We will begin shortly**

If you have a question during the presentation, please send a message to the presenter using the chat feature.

There will be a portion at the end of the webinar where there will be a Q&A. We will try to get to as many questions as possible.

- This webinar is being recorded and will be available on our website.

**Escrow Committee Meeting Agenda**  
**Wednesday, January 18, 2023**  
**10:00 AM**  
**Webinar**

Call in number: 1-253-372-2181  
Meeting ID: 289 489 425 475  
Meeting password: NtUnt6

**[Webinar link](#)**

1. Welcome – Cindy Fazio
2. Approve Meeting Minutes from July & October 2022
3. Licensing Update
4. Examination Update
5. Enforcement Update
6. Old Business
  - Escrow Officer Test Review
  - Escrow Industry Webpage Updates on Fraud
7. New Business

**Committee Members**

Laurie LeMay  
Susan Berry  
Aubryum M. Drugge  
TBD  
TBD

**Consumer Services Division Representatives:**

Cindy Fazio, Division Director  
Devon Phelps, Chief of Regulatory Affairs  
Rick St. Onge, Examinations Program Manager  
Robert Jones, Financial Legal Examiner Supervisor - Enforcement  
Joepaul Wong, Financial Examiner Supervisor - Examinations  
Charles Moore, Licensing Supervisor  
Ashley Sutherland, Webinar Facilitator

# Escrow Committee Meeting Minutes

## July 20, 2022

Attendees:

### **Committee Members Present**

Aubrey Ludberg

Laurie LeMay

Susan Berry

### **Consumer Services Division Representatives**

Rich St. Onge, Examinations Chief

Devon Phelps, FLE – Regulatory Affairs

Deborah Taellious – Licensing Chief

Alan Leingang – Examinations Supervisor

Robert Jones – Enforcement Supervisor

Charles Moore – Licensing Supervisor

Ashley Sutherland – Webinar Facilitator

### **Meeting called to order at 9:00 AM**

### **Welcome**

Quorum met, April 2022 minutes approved.

### **Licensing Update**

Escrow Agent numbers as of September 30, 2022

- 47 Main Offices (51 reported at April 2022 meeting)
- 6 Branch Offices (7 reported at April 2022 meeting)
- 67 Active Escrow Officers (70 reported at April 2022 meeting)
- 15 Inactive Escrow Officers (13 reported at April 2022 meeting)
- 82 Total Escrow Officers (83 reported at April 2022 meeting)

### **Examinations Update**

- 1 Exam completed in April
- 3 Exams completed in May
- 2 Exams completed in June

**6 Exams completed from April - June 2022**

Average number of violations per exam: 2

### **Common Violations**

1. Failure to perform duties expeditiously
  - Two escrow agents failed to administer their property tax in a timely manner.
2. Overdrawn escrow accounts
  - Two escrow agents had multiple overdrawn escrow accounts related to property tax administration.

### **Enforcement Update**

From April to June 2022, Enforcement received 8 Escrow complaints and closed 2.

**Investigations:**

Investigations – Open (EARA only) 3

Investigations – Open (All Industries) 91

**Enforcement Actions – EARA**

Statement of Charges (issued in period) – 0

Consent Orders (issued in period) – 0

Criminal Referrals – 0

Final Orders (issued in period) – 0

Civil Actions (injunction, enforce subpoena) – 0

Temporary Cease and Desist – 0

**Old Business**

None

**New Business**

Meeting Adjourned at 09:30 AM

You may listen to a recording of this entire meeting at <https://dfi.wa.gov/escrow-agents/committee>

# Escrow Committee Meeting Minutes

## October 4, 2022

Attendees:

### **Committee Members Present**

Laurie LeMay  
Susan Berry

### **Consumer Services Division Representatives**

Rich St. Onge, Examinations Chief  
Devon Phelps, FLE – Regulatory Affairs  
Deborah Taellious – Licensing Chief  
Alan Leingang – Examinations Supervisor  
Robert Jones – Enforcement Supervisor  
Charles Moore – Licensing Supervisor  
Ashley Sutherland – Webinar Facilitator

**Meeting called to order at 9:00 AM**

### **Welcome**

Quorum not met, July 2022 minutes not approved.

### **Licensing Update**

Escrow Agent numbers as of September 30, 2022

- 46 Main Offices (47 reported at July 2022 meeting)
- 5 Branch Offices (6 reported at July 2022 meeting)
- 60 Active Escrow Officers (67 reported at July 2022 meeting)
- 19 Inactive Escrow Officers (15 reported at July 2022 meeting)
- 79 Total Escrow Officers (82 reported at July 2022 meeting)

### **Examinations Update**

- 1 Exam completed in July
- 1 Exams completed in August
- 3 Exams completed in September

**5 Exams completed from July - September 2022**  
Average number of violations per exam: 0

### **Common Violations**

1. Failure to perform duties expeditiously
  - Failure to properly administer outstanding checks and failure to refund funds to customers in a timely manner.

### **Current Issues**

- Wire Fraud  
An escrow agent reported it was victim to a social engineering wire fraud scheme.

## **Enforcement Update**

From July to September 2022, Enforcement received 3 Escrow complaints and closed 11.

### **Investigations:**

Investigations – Open (EARA only) 3

Investigations – Open (All Industries) 97

### **Enforcement Actions – EARA**

Statement of Charges (issued in period) – 0

Consent Orders (issued in period) – 1

Criminal Referrals – 0

Final Orders (issued in period) – 0

Civil Actions (injunction, enforce subpoena) – 0

Temporary Cease and Desist – 0

### **Old Business**

None

### **New Business**

Meeting Adjourned at 09:30 AM

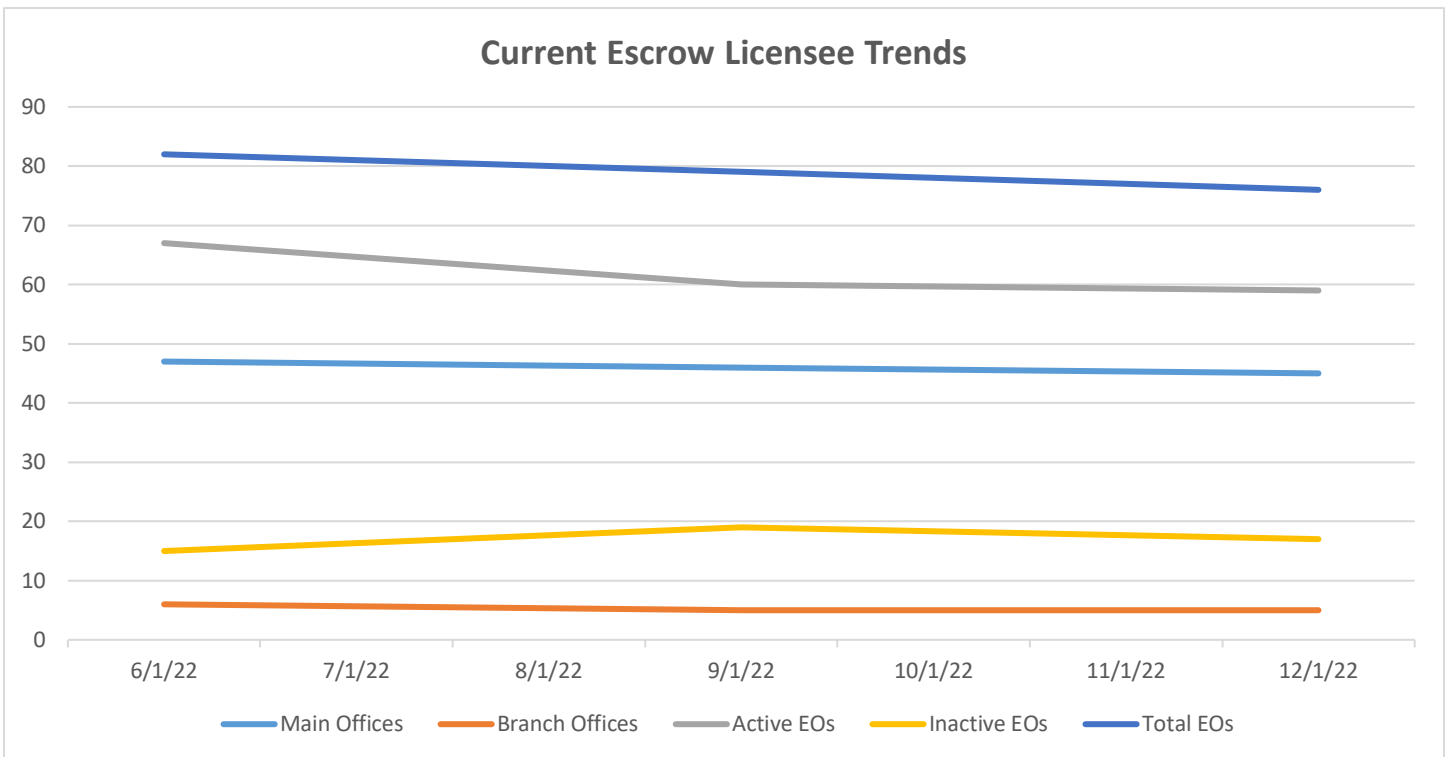
You may listen to a recording of this entire meeting at <https://dfi.wa.gov/escrow-agents/committee>

# Escrow Committee

## Licensing Unit Quarterly Report

December 31, 2022

	12/31/2022	09/30/2022	06/30/2022	03/31/2022
Main Offices	45	46	47	51
Branch Offices	5	5	6	7
Active EOs	59	60	67	70
Inactive EOs	17	19	15	13
Total EOs	76	79	82	83



# CS - Examination Unit Report

## Escrow Program

January 18, 2023

### Examination Summary

- 1 Exam completed in October
- 3 Exams completed in November
- 1 Exams completed in December

Five exams completed for the period of  
October 1, 2022 to December 31, 2022

Average number of violations per exam: 0

Composite Rating	Number of Exams	Previous Avg. Exam Cost	Current Avg. Exam Cost	Exam Cost Change
1	5	\$ 1,644.07	\$ 1,636.01	(\$ 8.06)
2	0	\$ 1,894.27	N/A	N/A
3	0	\$ 2,577.30	N/A	N/A
4	0	\$ 4,187.50	N/A	N/A
5	0	\$ 19,343.75	N/A	N/A
No Rating	0	N/A	N/A	N/A

### Common Violations

No common violations.

### Escrow Updates

- **Wire Fraud Insurance Review**

The Department is currently reviewing all escrow agent insurance policies to assess wire fraud coverage.



**Escrow Committee**  
**Enforcement Unit Quarterly Report**  
**October 1, 2022 – December 31, 2022**

<b>Complaints</b>	<b>EARA Quarter</b>	<b>EARA 2022</b>	<b>All Industries Quarter</b>
Received in period	2	20	202
Closed in period	2	22	209
Open as of 12/31/2022	EARA 6	Other Industries 192	Total Open 198

**Investigations – Open (EARA only)** 4

**Investigations – Open (all industries)** 101

<b>Enforcement Actions in period</b>	
CCSA	0
CLA	13
EARA	1
MBPA	6
UMSA	6

**Enforcement Actions Issued in Period – EARA**

Statement of Charges	0
Consent Orders	1
Criminal Referrals	0
Final Orders	0
Civil Actions: (injunction, enforce subpoena)	0
Temporary Cease and Desist	0

**EARA Consent Order**

**C-22-3460-22-CO01** – Timios, Inc., Joseph Christopher Montag

12/16/2022