

Terms Completed

ORDER SUMMARY – Case Number: C-05-016

Name(s): FFG International Group
Shuwen Liang

Order Number: C-05-016-05-CO01

Effective Date: May 31, 2005

License Number: DFI: 19416
Or NMLS Identifier [U/L] (Revoked, suspended, stayed, application denied or withdrawn)
 If applicable, you must specifically note the ending dates of terms.

License Effect: Surrendered

Not Apply Until: May 31, 2008

Not Eligible Until: _____

Prohibition/Ban Until: May 31, 2008

Investigation Costs	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Fine	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Assessment(s)	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Restitution	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Judgment	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Satisfaction of Judgment Filed?		<input type="checkbox"/> Y <input type="checkbox"/> N		
No. of Victims:				

Comments: _____

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**STATE OF WASHINGTON
DEPARTMENT OF FINANCIAL INSTITUTIONS
CONSUMER SERVICES DIVISION**

IN THE MATTER OF DETERMINING
Whether there has been a violation of the
Mortgage Broker Practices Act of Washington by:

NO. C-05-016-05-CO01

FFG International Group and Shuwen Liang
Owner

CONSENT ORDER

Respondents

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COMES NOW the Director of the Department of Financial Institutions (Director), through her designee Chuck Cross, Division Director, Division of Consumer Services, and FFG International Group and Shuwen Liang, Owner (hereinafter collectively as Respondents), and finding that the issues raised in the captioned matter may be economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order is entered pursuant to chapter 19.146 of Revised Code of Washington (RCW), and RCW 34.05.060 of the Administrative Procedure Act, based on the following:

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AGREEMENT AND ORDER

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The Department of Financial Institutions, Division of Consumer Services (Department) and Respondents have agreed upon a basis for resolution of the matters alleged in Statement of Charges No. C-05-016-05-SC01 (Statement of Charges), entered March 23, 2005, (copy attached hereto). Pursuant to chapter 19.146 RCW, the Mortgage Broker Practices Act (Act) and RCW 34.05.060 of the Administrative Procedure Act, Respondents hereby agree to the Department's entry of this Consent Order and further agree that the issues raised in the above captioned matter may be economically and efficiently settled by entry of this Consent Order. The parties intend this Consent Order to fully resolve the Statement of Charges, entered March 23, 2005.

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Based upon the foregoing:

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A. **Jurisdiction.** It is AGREED that the Department has jurisdiction over the subject matter of the activities discussed herein.

CONSENT ORDER
FFG INTERNATIONAL GROUP AND
SHUWEN LIANG, OWNER

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DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Consumer Services
150 Israel Rd SW
PO Box 41200
Olympia, WA 98504-1200
(360) 902-8795

1 **B. Waiver of Hearing.** It is AGREED that Respondents have been informed of the right to a hearing
2 before an administrative law judge, and that they have waived their right to a hearing and any and all
3 administrative and judicial review of the issues raised in this matter, or of the resolution reached herein.

4 **C. Mortgage Broker License.** It is AGREED that Respondents shall immediately surrender their
5 mortgage broker license. It is further AGREED that Respondents shall immediately provide the Department with a
6 fully completed "Mortgage Broker Office Closure/License Surrender Form", along with the original license.

7 **D. Declaration of Non-Activity.** It is AGREED that Respondent SHUWEN LIANG shall immediately
8 provide the Department with a Declaration of Non-Activity, declaring that Respondent FFG INTERNATIONAL
9 GROUP Inc. never transacted business as a Mortgage Broker in the State of Washington.

10 **E. Restriction on Participation in the Industry.** It is AGREED that Respondents shall be prohibited
11 from participating in the conduct of the affairs of any licensed mortgage broker, in the capacity of an officer or
12 principal, for a period of three (3) years from the entry of this Consent Order.

13 **F. Application for Mortgage Broker License.** It is AGREED that Respondents shall not apply to the
14 Department for any license under any name for a period of three (3) years from the entry of this Consent Order.

15 **G. Employment in the Industry.** It is AGREED that paragraph E is not intended to restrict
16 Respondents' ability to work as a loan originator or employee in the Mortgage Broker industry, even in the event
17 that such positions become subject to licensure by the Department in the future.

18 **H. Annual Assessments.** It is AGREED that Respondents shall pay to the Department the cumulative
19 delinquent annual assessment due through October 30, 2004, of \$530.86 in the form of a cashier's check made
20 payable to the "Washington State Treasurer" upon entry of this order.

21 **I. Compliance with the Law.** It is AGREED that Respondents shall comply with the Mortgage Broker
22 Practices Act and the rules adopted thereunder.

23 **J. Non-Compliance with Order.** It is AGREED that Respondents understand that failure to abide
24 by the terms and conditions of this Consent Order may result in further legal action by the Director. In the
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1 event of such legal action, Respondents may be responsible to reimburse the Director for the cost incurred in
2 pursuing such action, including but not limited to, attorney fees.

3 **K. Authority to Execute Order.** It is AGREED that the undersigned have represented and warranted
4 that they have the full power and right to execute this Consent Order on behalf of the parties represented.


5 **L. Voluntarily Entered.** It is AGREED that the undersigned Respondents have voluntarily entered into
6 this Consent Order, which is effective when signed by the Director's designee.

7 **M. Completely Read, Understood, and Agreed.** It is AGREED that Respondents have read this
8 Consent Order in its entirety and fully understand and agree to all of the same.

9 **RESPONDENTS:**

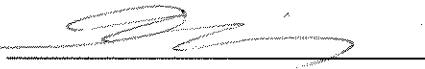
10 **FFG INTERNATIONAL GROUP, Inc.**

11 By:

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13 SHUWEN LIANG
14 President, Owner and Designated Broker

15 4-28-2005
16 Date

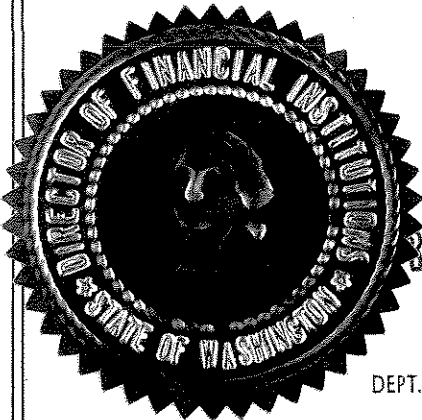
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18 SHUWEN LIANG, Individually

19 4-28-2005
20 Date

21 DO NOT WRITE BELOW THIS LINE

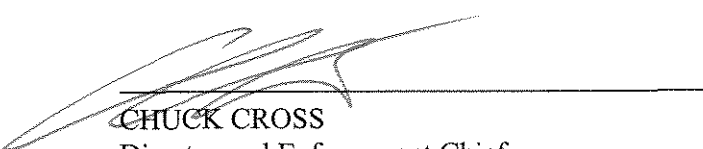
22 THIS ORDER ENTERED THIS 31st DAY OF May, 2005.



23 RECEIVED

24 MAY 23 2005

25 DEPT. OF FINANCIAL INSTITUTIONS
OLYMPIA, WASHINGTON

26 
27 CHUCK CROSS
28 Director and Enforcement Chief
29 Division of Consumer Services
30 Department of Financial Institutions

31 CONSENT ORDER
32 FFG INTERNATIONAL GROUP AND
33 SHUWEN LIANG, OWNER

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35 DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Consumer Services
150 Israel Rd SW
PO Box 41200
Olympia, WA 98504-1200
(360) 902-8795

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**STATE OF WASHINGTON
DEPARTMENT OF FINANCIAL INSTITUTIONS
CONSUMER SERVICES DIVISION**

IN THE MATTER OF DETERMINING
Whether there has been a violation of the
Mortgage Broker Practices Act of Washington
by:

FFG International Group and Shuwen Liang,
Owner and Designated Broker

Respondents.

NO. C-05-016-05-SC01

STATEMENT OF CHARGES AND
NOTICE OF INTENTION TO ENTER
AN ORDER TO REVOKE LICENSE, COLLECT
ANNUAL ASSESSMENT AND PROHIBIT FROM
INDUSTRY

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INTRODUCTION

Pursuant to RCW 19.146.220 and RCW 19.146.223, the Director of the Department of Financial Institutions of the State of Washington (Director) is responsible for the administration of chapter 19.146 RCW, the Mortgage Broker Practices Act (Act). The referenced statutes (RCW) and rules (WAC) are attached, in pertinent part. After having conducted an investigation pursuant to RCW 19.146.235, and based upon the facts available as of March 22, 2005, the Director institutes this proceeding and finds as follows:

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I. FACTUAL ALLEGATIONS

1.1 Respondents:

A. **FFG International Group (Respondent FFG)** is known to have conducted the business of a mortgage broker at the following location:

14777 NE 40th St STE 388
Bellevue WA 98007

B. **Shuwen Liang (Respondent Liang)** is known to be the Designated Broker and an owner of Respondent FFG. Respondent Liang was named Designated Broker on October 5, 1999, and has continued as Designated Broker to date.

1 **1.2 License:** Respondent FFG was issued a license by the Department on October 5, 1999, and has
2 continued to be licensed to date.

3 **1.3 Failure to Pay Annual Assessments:** An annual assessment fee for each license is due to the
4 Department no later than the last business day of October for the year then ended. To date, the
5 Respondents have failed to pay their annual assessments due October 31, 2004, totaling \$530.86.

6 **1.4 Failure to Submit Continuing Education Certificates:** A certificate of satisfactory completion
7 of an approved continuing education course by a licensee's Designated Broker is due to the Department no
8 later than the last business day of October of each year. To date, the Department has not received the
9 required certificates from Respondent Liang for 2004.

10 **1.5 Failure to Respond to Directives:** On November 19, 2004, the Department successfully served a
11 directive on Respondent FFG and Respondent Liang by certified mail. This directive required that
12 Respondents submit the required Certificates of Completion of Continuing Education for Liang for 2004,
13 pay delinquent Annual Assessments totaling \$530.86, and disclose certain significant developments. To
14 date, the Department has received no response to its directive.

15 **1.6 Failure to Disclose Significant Events:** Beginning in April 2004, mail from the department
16 addressed to Respondent FFG's licensed location has been returned marked "forward time expired" and
17 "return to sender". To date, Respondents have failed to notify the Department of a change in the location of
18 their principal place of business.

19 **II. GROUNDS FOR ENTRY OF ORDER**

20 **2.1 Requirement to Pay Annual Assessments:** Based on the Factual Allegations set forth in Section
21 I above, Respondents are in apparent violation of RCW 19.146.228(1), WAC 208-660-060(3) and WAC
22 208-660-061 for failing to pay to the Director an annual assessment fee no later than the last business day
23 of the month in which the anniversary date of the issuance of the mortgage broker's license occurs.

24 **2.2 Requirement to Submit Certificate of Completion of Continuing Education:** Based on the
Factual Allegations set forth in Section I above, Respondent Liang is in apparent violation of RCW

1 19.146.215 and WAC 208-660-042 for failing to complete the annual continuing education requirement
2 and file a certificate of satisfactory completion.

3 **2.3 Requirement to Notify Department of Significant Developments:** Based on the Factual
4 Allegations set forth in Section I above, Respondents are in apparent violation of WAC 208-660-150(3)(b),
5 for failing to notify the Director of its change of address in writing within five (5) days.

6 **2.4 Authority to Revoke License:** Pursuant to RCW 19.146.220(2)(b)(ii), (iii) and (iv), and WAC
7 208-660-160(1), (2), (8) and (13), the Director may revoke a license if a licensee fails to pay a fee required
8 by the Director, fails to maintain the required bond, or fails to comply with any directive or order of the
9 Director.

10 **2.5 Authority to Impose Fine:** Pursuant to RCW 19.146.220(2)(c) and WAC 208-660-165, the
11 Director may impose fines on a licensee that fails to maintain the required bond or fails to comply with any
12 directive or order of the Director.

13 **2.6 Authority to Prohibit from the Industry:** Pursuant to RCW 19.146.220(2)(e)(i) and (iv), the
14 Director may prohibit from participation in the conduct of the affairs of a licensed mortgage broker,
15 any officer, principal, employee, or loan originator of any licensed mortgage broker or any person
16 subject to licensing under the Act that fails to maintain the required bond or fails to comply with any
17 directive or order of the Director.

18 **III. NOTICE OF INTENTION TO ENTER ORDER**

19 Respondents' violations of the provisions of chapter 19.146 RCW and chapter 208-660 WAC, as set
20 forth in the above Factual Allegations and Grounds for Entry of Order, constitute a basis for the entry of an
21 Order under RCW 19.146.220, RCW 19.146.221 and RCW 19.146.223. Therefore, it is the Director's
22 intention to ORDER that:

23 3.1 Respondent FFG International Group's license to conduct the business of a Mortgage Broker be
24 revoked; and

- 1 3.2 Respondents jointly and severally pay the \$530.86 delinquent Annual Assessments due on
2 October 31, 2004; and
- 3 3.3 Respondent Shuwen Liang be prohibited from participation in the conduct of the affairs of any
4 licensed mortgage broker, in any manner, for a period of five (5) years;

IV. AUTHORITY AND PROCEDURE

5 This Statement of Charges and Notice of Intention to Enter an Order to Revoke License, Collect Annual
6 Assessments, and Prohibit from Industry, is entered pursuant to the provisions of RCW 19.146.220,
7 RCW 19.146.221, RCW 19.146.223 and RCW 19.146.230, and is subject to the provisions of chapter
8 34.05 RCW (The Administrative Procedure Act). Respondents may make a written request for a hearing
9 as set forth in the NOTICE OF OPPORTUNITY TO DEFEND AND OPPORTUNITY FOR HEARING
10 accompanying this Statement of Charges and Notice of Intention to Enter an Order to Revoke License,
11 Collect Annual Assessments, and Prohibit from Industry.

12 Dated this 23rd day of March, 2005.



14 CHUCK CROSS
15 Director and Enforcement Chief
16 Division of Consumer Services
17 Department of Financial Institutions

18 Presented by:

19 Deborah Bortner
20 Financial Legal Examiner

