

TERMS COMPLETE

ORDER SUMMARY – Case Number: C-15-1622

Name(s): Mortgage Connect, LP

Order Number: C-15-1622-15-CO01

Effective Date: August 25, 2015

License Number: Unlicensed
Or NMLS Identifier [U/L] _____

License Effect:

Not Apply Until:

Not Eligible Until:

Prohibition/Ban Until:

Investigation Costs	\$3,328.00		Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date: 8/20/15
Fine	\$100,000.00	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date: 8/20/15
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 checked="" type="checkbox"/> N		
No. of Victims:				

Comments:

Entering of Consent Order will not preclude respondent from obtaining an escrow agent license.

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

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IN THE MATTER OF DETERMINING Whether
there has been a violation of the Escrow Agent
Registration Act of Washington by:

No. C-15-1622

CONSENT ORDER

MORTGAGE CONNECT, LP

Respondent.

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COMES NOW the Director of the Department of Financial Institutions (Director), through his
designee Charles E. Clark, Division Director, Division of Consumer Services, and Mortgage
Connect, LP (Respondent), and finding that the issues raised in the above-captioned matter may be
economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order is
entered pursuant to chapter 18.44 of the Revised Code of Washington (Act), and Revised Code of
Washington 34.05.060 (Administrative Procedure Act), based on the following:

FINDINGS OF FACT

1.1 Respondent is located at 260 Airside Drive, Moon Township, PA 15108.

1.2 Respondent has never been licensed by the Department of Financial Institutions of the State
of Washington (Department) to conduct business as an escrow agent in the State of
Washington.

1.3 **Unlicensed Activity.** Between at least December 1, 2012 and December 1, 2014, Respondent
performed escrow functions in at least 563 Washington residential mortgage loan
transactions. Although Respondent arranged for a Washington-licensed title insurance agency
or authorized title insurance company to perform certain closing functions for these
transactions, Respondent itself performed escrow functions in each of these transactions.

1 Respondent received approximately \$233,645 in fees, and retained approximately \$84,450 of
2 such fees after paying fees to third parties with whom it had contracted.

3 **1.4** Respondent did not have an escrow agent license issued by the Department during any of the
4 time in question and did not satisfy an exception to the licensure requirement under the Act.

5 CONCLUSIONS OF LAW

6 **2.1** Based upon the Findings of Fact, Respondent violated RCW 18.44.021 by engaging in the
7 business of an escrow agent without first obtaining and maintaining a license in accordance with the
8 Act or meeting an exception to the licensing requirement under the Act.

9 AGREEMENT AND ORDER

10 The Department and Respondent have agreed upon a basis for resolution of the Findings of
11 Fact and Conclusions of Law identified in this Consent Order. Pursuant to chapter 18.44 RCW and
12 RCW 34.05.060, Respondent hereby agrees to the Department's entry of this Consent Order and
13 further agrees that the matters alleged herein may be economically and efficiently settled by the entry
14 of this Consent Order. Respondent neither admits nor denies any wrongdoing by the entry of this
15 Consent Order, but agrees not to contest the Department's entry of this Consent Order in
16 consideration of the terms of this Consent Order.

17 Based upon the foregoing:

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

20 **B. Waiver of Hearing.** It is AGREED that Respondent has been informed of its right to a
21 hearing before an administrative law judge, and hereby waives its right to a hearing and any and all
22 administrative and judicial review of the issues raised in this matter or the resolution reached herein.
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1 **C. Escrow Agent License Required.** It is AGREED that Respondent understands that in
2 order to engage in the business of an escrow agent in the State of Washington, Respondent must
3 obtain an escrow agent license in accordance with the Act or qualify for an exclusion from licensing
4 as delineated in the Act. It is further AGREED that Respondent will not engage in the business of an
5 escrow agent in the State of Washington or for Washington State residential mortgage loan
6 transactions until such time as Respondent obtains a license in accordance with the Act or qualifies
7 for an exception from licensing as delineated in the Act.

8 **D. Application for Escrow Agent License.** It is AGREED that the entry of this Consent
9 Order will not preclude Respondent from obtaining an escrow agent license pursuant to the Act SO
10 LONG AS all requirements of chapter 18.144 RCW and 208-680 WAC are satisfactorily met and the
11 application is complete as determined by the Department.

12 **E. Fine.** It is AGREED that Respondent shall pay a fine to the Department in the amount of
13 \$100,000.00 in the form of a cashier's check made payable to the "Washington State Treasurer" upon
14 entry of this Consent Order.

15 **F. Investigation Fee.** It is AGREED that Respondent shall pay to the Department an
16 investigation fee of \$3,328.00 in the form of a cashier's check made payable to the "Washington
17 State Treasurer" upon entry of this Consent Order. The Fine and Investigation Fee may be paid
18 together in one \$103,328.00 cashier's check made payable to the "Washington State Treasurer."

19 **G. Records Retention.** It is AGREED that Respondent, its officers, employees, and agents
20 shall maintain records in compliance with the Act and provide the Director with the location of the
21 books, records and other information relating to Respondent's escrow agent business, and the name,
22 address and telephone number of the individual responsible for maintenance of such records in
23 compliance with the Act.

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

4 I. **Non-Compliance with Order.** It is AGREED that Respondent understands that failure to
5 abide by the terms and conditions of this Consent Order may result in further investigation and legal
6 action by the Director. In the event of such legal action, Respondent may be responsible to reimburse
7 the Director for the cost incurred in any such further investigation and in pursuing such action,
8 including but not limited to, attorney fees.

9 J. **Voluntarily Entered.** It is AGREED that Respondent has voluntarily entered into this
10 Consent Order, which is effective when signed by the Director's designee.

11 K. **Completely Read, Understood, and Agreed.** It is AGREED that Respondent's
12 representative has read this Consent Order in its entirety and fully understands and agrees to all of the
13 same.

14 L. **Counterparts.** This Consent Order may be executed by the parties in any number of
15 counterparts, including by facsimile or e-mail of a .pdf or similar file, each of which shall be deemed
16 to be an original, but all of which, taken together, shall constitute one and the same Consent Order.

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19 **RESPONDENT:**

20 MORTGAGE CONNECT LP

21 By [Redacted Signature]

22
23 Sheri Yoho
Executive Vice President - Operations

24 CONSENT ORDER
[Redacted]

8/18/2015
Date

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DO NOT WRITE BELOW THIS LINE

THIS ORDER ENTERED THIS 25th DAY OF August, 2015.



CHARLES E. CLARK
Director
Division of Consumer Services
Department of Financial Institutions

Presented by:



JANET MILAM RUMER
Financial Legal Examiner Supervisor

Approved by:



STEVEN C. SHERMAN
Enforcement Chief