

TERMS COMPLETE

**ORDER SUMMARY – Case Number: C-20-2972**

**Name(s):** Affordable Mortgage Services Inc  
Tucker, Terri

**Order Number:** C-20-2972-21-CO01

**Effective Date:** 6/14/21

**License Number:** AMS – NMLS #1726051; Tucker – NMLS #239201  
**Or NMLS Identifier [U/L]**

**License Effect:**

**Not Apply Until:**

**Not Eligible Until:**

**Prohibition/Ban Until:**

<b>Investigation Costs</b>	\$ 650		Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date 5/11/21
<b>Fine</b>	\$ 4,500	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date 5/11/21
<b>Assessment(s)</b>	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
<b>Restitution</b>	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
<b>Financial Literacy and Education</b>	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
<b>Cost of Prosecution</b>	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
	No. of Victims:			

**Comments:** Withdrawal of SOC as to Affordable Mortgage Services, Inc.

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

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

No.: C-20-2972-21-CO01

CONSENT ORDER

AFFORDABLE MORTGAGE SERVICES, INC.,  
NMLS #1726051, and  
TERRI TUCKER, Owner, NMLS #239204,

Respondents.

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COMES NOW the Director of the Department of Financial Institutions (Director), through his designee Lucinda Fazio, Division of Consumer Services Director, and Terri Tucker (Respondent Terri Tucker) and Affordable Mortgage Services, Inc. (Respondent Affordable Mortgage Services, Inc.), 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 19.146 of the 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-20-2972-20-SC01 (Statement of Charges), entered February 26, 2021, (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.

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Based upon the foregoing:

CONSENT ORDER  
C-20-2972-21-CO01  
AFFORDABLE MORTGAGE SERVICES, INC., and  
TERRI TUCKER

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DEPARTMENT OF FINANCIAL INSTITUTIONS  
Division of Consumer Services  
150 Israel Rd SW  
PO Box 41200  
Olympia, WA 98504-1200  
(360) 902-8703

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

3           **B. Withdrawal of Statement of Charges as to Affordable Mortgage Services, Inc.** It is  
4 AGREED that, upon entry of this Consent Order, the Department withdraws the Statement of  
5 Charges as to Respondent Affordable Mortgage Services, Inc. It is further AGREED that the  
6 Statement of Charges stands as to Respondent Terri Tucker who, with respect to the conduct at issue  
7 in the Statement of Charges, has represented that she was doing business as Affordable Mortgage  
8 Services in her individual capacity.

9           **C. Waiver of Hearing.** It is AGREED that Respondents have been informed of the right to a  
10 hearing before an administrative law judge, and hereby waive the right to a hearing and any and all  
11 administrative and judicial review of the issues raised in this matter, or of the resolution reached  
12 herein. Accordingly, Respondents, by their signatures below, withdraw their appeals to the Office of  
13 Administrative Hearings.

14           **D. Fine.** It is AGREED that Respondent Terri Tucker shall pay a fine to the Department in  
15 the amount of \$4,500, in the form of a cashier's check made payable to the "Washington State  
16 Treasurer," upon delivery of this Consent Order to the Department, properly dated and signed.

17           **E. Investigation Fee.** It is AGREED that Respondent Terri Tucker shall pay to the  
18 Department an investigation fee of \$650, in the form of a cashier's check made payable to the  
19 "Washington State Treasurer," upon delivery of this Consent Order to the Department, properly dated  
20 and signed. The Fine and Investigation Fee shall be paid together in one \$5,150 cashier's check made  
21 payable to the "Washington State Treasurer."

22           **F. Records Retention.** It is AGREED that Respondent Terri Tucker, her officers,  
23 employees, and agents shall maintain records in compliance with the Act and provide the Director

1 with the location of the books, records and other information relating to Respondent Terri Tucker's  
2 loan processor business, and the name, address and telephone number of the individual responsible  
3 for maintenance of such records in compliance with the Act.

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

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

11 **I. Voluntarily Entered.** It is AGREED that Respondents have voluntarily entered into this  
12 Consent Order, which is effective when signed by the Director's designee.

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

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

18 **RESPONDENTS:**

19 Terri Tucker d/b/a Affordable Mortgage Services, by:

20 /s/ \_\_\_\_\_  
Terri Tucker

4/29/2021 \_\_\_\_\_  
Date

21 Affordable Mortgage Services, Inc., by:

22 /s/ \_\_\_\_\_  
Terri Tucker, Owner

4/29/2021 \_\_\_\_\_  
Date

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DO NOT WRITE BELOW THIS LINE

THIS ORDER ENTERED THIS 14th DAY OF June, 2021.

/s/  
LUCINDA FAZIO, Director  
Division of Consumer Services  
Department of Financial Institutions

Presented by:

/s/  
DREW STILLMAN  
Financial Legal Examiner

Approved by:

/s/  
STEVEN C. SHERMAN  
Enforcement Chief



1 **1.2 Unlicensed Activity.** In at least 2019, Respondents engaged in the business of independent  
2 contractor loan processors for at least five residential mortgage loans made to Washington residents.  
3 Respondents engaged in this activity without holding an active license under the Act.

4 **1.3 On-Going Investigation.** The Department’s investigation into the alleged violations of the  
5 Act by Respondents continues to date.

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

7 **2.1 Requirement to Obtain and Maintain Licenses.** Based on the Factual Allegations set forth  
8 in Section I above, Respondents are in apparent violation of RCW 19.146.0201(2) and (11), RCW  
9 19.146.200(1), and WAC 208-660-300(13) for engaging in an unfair or deceptive practice toward any  
10 person; for failing to comply with state and federal laws applicable to the activities covered by the  
11 Act, including 12 U.S.C. § 5103; and for engaging in the business of an independent contractor loan  
12 processor without first obtaining and maintaining an active license under the Act.

13 **III. AUTHORITY TO IMPOSE SANCTIONS**

14 **3.1 Authority to Issue an Order to Cease and Desist.** Pursuant to RCW 19.146.220(3), the  
15 Director may issue orders directing a licensee, its employee, loan originator, independent contractor,  
16 agent, or other person subject to the Act to cease and desist from conducting business or take such  
17 other affirmative action as is necessary to comply with the Act.

18 **3.2 Authority to Impose Fine.** Pursuant to RCW 19.146.220(2), the Director may impose fines  
19 against a licensee, employees, independent contractors, agents of licensees, or other persons subject  
20 to the Act for any violation of the Act.

21 **3.3 Authority to Collect Investigation Fee.** Pursuant to RCW 19.146.228(2), WAC 208-660-  
22 520(9) and (11), and WAC 208-660-550(4)(a), the Department will charge forty-eight dollars per  
23 hour for an examiner’s time devoted to an investigation.

1 **3.4 Authority to Recover Costs and Expenses.** Pursuant to RCW 19.146.221(2), the Director  
2 may recover the state's costs and expenses for prosecuting violations of the Act.

3 **IV. NOTICE OF INTENT TO ENTER ORDER**

4 Respondents' violations of the provisions of chapter 19.146 RCW and chapter 208-660 WAC,  
5 as set forth in the above Factual Allegations, Grounds for Entry of Order, and Authority to Impose  
6 Sanctions, constitute a basis for the entry of an Order under RCW 19.146.220, RCW 19.146.221, and  
7 RCW 19.146.223. Therefore, it is the Director's intent to ORDER that:

- 8 **4.1** Respondents Affordable Mortgage Services, Inc. and Terri Tucker cease and desist  
9 from conducting business in a manner that does not comply with the Act.
- 10 **4.2** Respondents Affordable Mortgage Services, Inc. and Terri Tucker jointly and  
11 severally pay a fine. As of the date of this Statement of Charges, the fine totals \$4,500.
- 12 **4.3** Respondents Affordable Mortgage Services, Inc. and Terri Tucker jointly and  
13 severally pay an investigation fee. As of the date of this Statement of Charges, the  
14 investigation fee totals \$650.
- 15 **4.4** Respondents Affordable Mortgage Services, Inc. and Terri Tucker pay the  
16 Department's costs and expenses for prosecuting violations of the Act in an amount to  
17 be determined at hearing or by declaration with supporting documentation in event of  
18 default by Respondents.

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1 **V. AUTHORITY AND PROCEDURE**

2 This Statement of Charges is entered pursuant to the provisions of RCW 19.146.220, RCW  
3 19.146.221, RCW 19.146.223, and RCW 19.146.230, and is subject to the provisions of chapter  
4 34.05 RCW (the Administrative Procedure Act). Respondents may make a written request for a  
5 hearing as set forth in the NOTICE OF OPPORTUNITY TO DEFEND AND OPPORTUNITY FOR  
6 HEARING accompanying this Statement of Charges.

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8 Dated this 26th day of February, 2021.

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10 /s/  
11 LUCINDA FAZIO, Director  
12 Division of Consumer Services  
Department of Financial Institutions

13 Presented by:

14 /s/  
15 DREW STILLMAN  
16 Financial Legal Examiner

17 Approved by:

18  
19 /s/  
20 STEVEN C. SHERMAN  
21 Enforcement Chief