

ORDER SUMMARY
Consumer Services Division Case Number C-23-3571

Consent Orders resolve investigations. In these, companies and individuals work with us to agree to terms that resolve the alleged issues in the investigation.

Name	Stone Bridge Mortgage, Inc. D/B/A Maverick Mortgage, NMLS #1938081
Order Number	C-23-3571-23-CO01
Date issued	July 31, 2023

What does this Consent Order require?

- All terms of this order are complete.
- Respondent must pay a fine of \$2,000.
- Respondent must pay an investigation fee of \$302.40 (Investigation fees cover the cost of DFI staff time working on the investigation).
- Respondent must refund all non-third party fees, excluding interest charges, that were charged to one members of the public.
- Respondent agrees to cease and desist violations of the Consumer Loan Act and Mortgage Broker Practices Act and henceforth comply with said acts and related rules.
- Respondent agrees to obtain a loan company license in accordance with the Consumer Loan Act, or obtain an exemption, in order to make residential mortgage loans in Washington.

Need more information?

You can contact the Consumer Services Division, Enforcement unit at (360) 902-9703 or cseforcecomplaints@dfi.wa.gov. Please remember that we cannot provide financial or legal advice to members of the public. We also cannot release confidential information.

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

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

STONE BRIDGE MORTGAGE, INC., D/B/A
MAVERICK MORTGAGE,
NMLS No. 1938081,

Respondent.

No.: C-23-3571-23-CO01

CONSENT ORDER

COMES NOW the Director of the Department of Financial Institutions (Director), through his designee Lucinda Fazio, Director, Division of Consumer Services, and Stone Bridge Mortgage, Inc., D/B/A Maverick Mortgage (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 Revised Code of Washington (RCW) 31.04, the Consumer Loan Act (CLA), RCW 19.146, the Mortgage Broker Practices Act (MBPA), and RCW 34.05.060 of the Administrative Procedure Act, based on the following:

FINDINGS OF FACT

1.1 On or about March 17, 2022, Respondent was licensed by the Department as a mortgage broker and continues to be licensed as a mortgage broker to date. Respondent has never obtained a consumer loan company license in accordance with the CLA from the Department of Financial Institutions of the State of Washington (Department).

1.2 In early 2023, the Department conducted a preliminary examination of Respondent's mortgage broker business. The Department identified violations of the Act further explained below.

1 **1.3 Unlicensed Consumer Lending.** On or about January 13, 2023, Respondent acted as the
2 lender and funded at least one residential mortgage loan related to real estate located in Washington
3 without a license to engage in consumer lending under the CLA. After the Department raised this
4 issue during the examination, on or about May 3, 2023, Respondent submitted an application to the
5 Department for a license to engage in the business of a consumer loan company under the CLA.

6 **1.4 Failed to Use a Licensed Third-Party Processing Company.** Between at least May 5,
7 2022, and August 19, 2022, Respondent engaged a third-party processing company to process at least
8 four residential mortgage loans related to real estate located in Washington. The third-party
9 processing company did not have a company level mortgage broker license and did not have an
10 individual loan originator licensed to engage in the business of an independent contractor loan
11 processor for residential mortgage loans related to real estate located in Washington.

12 CONCLUSIONS OF LAW

13 **2.1** Based on the above Finding of Fact 1.3, Respondent violated RCW 31.04.035 by making a
14 residential mortgage loan related to real estate located in Washington without first obtaining a license
15 to make residential mortgage loans in accordance with the CLA.

16 **2.2** Based on the above Finding of Fact 1.3, Respondent violated RCW 19.146.0201(18) by
17 making a residential mortgage loan that was not table funded.

18 **2.3** Based on the above Finding of Fact 1.4, Respondent violated RCW 19.146.0201(2),
19 19.146.0201(11), and 19.146.200(1), by engaging a third-party processing company that was not
20 licensed to process residential mortgage loans related to real estate located in Washington. The third-
21 party processing company did not have a company level mortgage broker license as required by the
22 MBPA, and also did not have an individual loan originator licensed to engage in the business of an
23 independent contractor loan processor for residential mortgage loans related to real estate located in

1 Washington. Under WAC 208-660-155(4), Respondent is responsible for violations of the MBPA
2 committed by independent contractors that Respondent employed or engaged to conduct work related
3 to Respondent's business activities covered by the MBPA.

4 **AGREEMENT AND ORDER**

5 The Department and Respondent have agreed upon a basis for resolution of the Findings of
6 Fact and Conclusions of Law identified in this Consent Order. Pursuant to RCW 31.04.093(7), RCW
7 19.146.218, and RCW 34.05.060, Respondent and the Department agree to entry of this Consent
8 Order and further agree that the matters alleged herein may be economically and efficiently settled by
9 the entry of this Consent Order.

10 Based on the foregoing:

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

13 **B. Waiver of Hearing.** It is AGREED that Respondent hereby waives any right it has to a hearing
14 and any and all administrative and judicial review of the issues raised in this matter or the resolution
15 reached herein.

16 **C. No Admission of Liability.** The parties intend this Consent Order to fully resolve the matters
17 alleged herein and agree that Respondent neither admits nor denies any wrongdoing by its entry.

18 **D. Cease and Desist and Future Compliance.** It is AGREED that Respondent has represented
19 and warranted to the Department that they have ceased and desisted from engaging in the above
20 described violations of the CLA and MBPA, the rules, and applicable federal laws and regulations. It
21 is FURTHER AGREED and ORDERED that Respondent shall henceforth comply with the CLA and
22 MBPA, and all related rules.

1 **E. Consumer Loan License Required.** It is AGREED that in order to make residential
2 mortgage loans related to real estate located in Washington, Respondent must obtain a loan company
3 license in accordance with the CLA, or qualify for an exemption from licensing as delineated in the
4 CLA. It is FURTHER AGREED that the entry of this Consent Order will not preclude Respondent
5 from obtaining a consumer loan company license in the future, so long as Respondent has complied
6 with the terms of this Consent Order, and so long as Respondent meets all license application
7 requirements.

8 **F. Consumer Refund.** It is AGREED that Respondent shall refund to the borrower all non-
9 third party fees, excluding interest charges, that were charged in connection with the origination of
10 the residential mortgage loan described in Finding of Fact 1.3 and shall fully comply with RCW
11 31.04.035(2)(a). Respondent shall provide the Department with a copy of the refund check, an
12 explanation on how Respondent calculated the fees to refund, and proof of mailing the refund check
13 prior to entry of this Consent Order.

14 **G. Fine.** It is AGREED that Respondent shall pay a fine to the Department in the amount of
15 \$2,000 pursuant to paragraph I.

16 **H. Investigation Fee.** It is AGREED that Respondent shall pay an investigation fee to the
17 Department in the amount of \$302.40 pursuant to paragraph I.

18 **I. Payment.** It is AGREED that the Fine and Investigation Fee shall be paid together in one
19 \$2,302.40 cashier's check made payable to the "Washington State Treasurer." The payment shall be
20 delivered to the Department with this Consent Order fully executed by Respondent.

21 **J. Non-Compliance with Order.** It is AGREED that Respondent understands that failure to
22 abide by the terms and conditions of this Consent Order may result in further legal action by the
23

Director. In the event of such legal action, Respondent may be responsible to reimburse the Director for the cost incurred in pursuing such action, including, but not limited to, attorney fees.

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

L. Completely Read, Understood, and Agreed. It is AGREED that Respondent has read this Consent Order in its entirety and fully understands and agrees to all of the same.

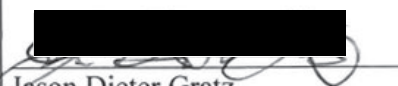
M. Authority to Execute Order. It is AGREED that the undersigned authorized representative has represented and warranted that he has the full power and right to execute this Consent Order on behalf of Respondent.

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

RESPONDENT:

Stone Bridge Mortgage, Inc.,
D/B/A Maverick Mortgage

By:


Jason Dieter Gratz
Owner and Designated Broker

Date

7/26/23

DO NOT WRITE BELOW THIS LINE

CONSENT ORDER
C-23-3571-23-CO01
STONE BRIDGE MORTGAGE, INC.
D/B/A MAVERICK MORTGAGE

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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

THIS ORDER ENTERED THIS 31st DAY OF July, 2023.



[REDACTED]
LUCINDA FAZIO, Director
Division of Consumer Services
Department of Financial Institutions

Presented by:

[REDACTED]
MEGAN GUTHRIE
Financial Legal Examiner

Approved by:

[REDACTED]
JACK McCLELLAN
Enforcement Chief