

**ORDER SUMMARY**  
**Consumer Services Division Case Number C-24-3794**

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

<b>Names</b>	<b>BT Professional Verification Processing Services Binh Tran, NMLS #297242</b>
<b>Order Number</b>	C-24-3794-24-CO01
<b>Date issued</b>	December 19, 2024

**What does this Consent Order require?**

- **All terms of this order are complete.**
- Respondent must pay a fine of \$500.
- Respondent must pay an investigation fee of \$162. (Investigation fees cover the cost of DFI staff time working on the investigation.)

**Need more information?**

You can contact the Consumer Services Division, Enforcement unit at (360) 902-8703 or [cseforcecomplaints@dfi.wa.gov](mailto: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.

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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-24-3794-24-CO01

CONSENT ORDER

BT PROFESSIONAL VERIFICATION  
PROCESSING SERVICES INC.,

and

BINH TRAN, Owner, Loan Processor, and  
Mortgage Loan Originator,  
NMLS # 297242,

Respondents.

COMES NOW the Director of the Department of Financial Institutions (Director), through his  
designee Ali Higgs, Division of Consumer Services Director, and BT Professional Verification  
Processing Services Inc. (Respondent BT), and Binh Tran, owner of Respondent BT (Respondent  
Tran), 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) 19.146, the Mortgage Broker Practices Act (Act), and RCW  
34.05.060 of the Administrative Procedure Act, based on the following:

**FINDINGS OF FACT**

**1.1** Respondent BT has never obtained a mortgage broker license in accordance with the Act from  
the state of Washington Department of Financial Institutions (Department) or has never obtained any  
license to conduct business in the state of Washington.

**1.2** Respondent Tran is the owner and loan processor of Respondent BT.

1 1.3 Respondent Tran was licensed by the Department as a mortgage loan originator on or about  
2 May 27, 2021 and continues to be licensed to date.

3 1.4 Between April 2022 and December 2023 Respondents processed at least five (5) residential  
4 mortgage loans for real estate located in the state of Washington as an independent contractor for a  
5 company licensed as a mortgage broker under the Act.

### 6 CONCLUSIONS OF LAW

7 2.1 Based on the above Findings of Fact, Respondents violated RCW 19.146.200(1) by engaging  
8 in the business of a mortgage broker in the state of Washington without first obtaining and  
9 maintaining a license in accordance with the Act or meeting an exclusion from the Act; and WAC  
10 208-660-300(13) by engaging in the business on an independent loan processing company without  
11 first obtaining and maintaining a mortgage broker license under the Act, without having a designated  
12 broker, and without having at least one licensed loan originator sponsored by the company who is  
13 approved by the Director.

14 2.2 Based on the above Findings of Fact, Respondent Tran violated RCW 19.146.200(1) and  
15 WAC 208-660-300(11), by engaging in the business of a loan originator related to Respondent BT  
16 business without being sponsored to do so by a licensed mortgage broker.

### 17 AGREEMENT AND ORDER

18 The Department and Respondents have agreed upon a basis for resolution of the Findings of  
19 Fact and Conclusions of Law identified in this Consent Order. Pursuant to RCW 19.146.218 and  
20 RCW 34.05.060, Respondents and the Department agree to entry of this Consent Order and further  
21 agree that the matters alleged herein may be economically and efficiently settled by the entry of this  
22 Consent Order. Respondents hereby admit the Findings of Fact and Conclusions of Law identified in  
23 this Consent Order.

24 Based upon the foregoing:

CONSENT ORDER  
C-24-3794-24-CO01  
BT Professional Verification Processing Services Inc  
and Binh Tran

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

3 **B. Waiver of Hearing.** It is AGREED that Respondents hereby waive any right it has to a hearing  
4 and any and all administrative and judicial review of the issues raised in this matter, or the resolution  
5 reached herein.

6 **C. No Admission of Liability.** The parties intend this Consent Order to fully resolve the matters  
7 alleged herein and agree that Respondents neither admit nor deny any wrongdoing by its entry.

8 **D. Cease and Desist and Future Compliance.** It is AGREED that Respondents have  
9 represented and warranted to the Department that they have ceased and desisted from engaging in the  
10 above-described violations of the Act and rules. It is further AGREED and ORDERED that  
11 Respondents shall henceforth comply with the Act and all related rules.

12 **E. Licenses Required.** It is AGREED that in order to engage in the business of an independent  
13 loan processing company for residential mortgage loans for real estate located in the state of  
14 Washington, Respondents must obtain a mortgage broker license and have a loan originator license  
15 sponsored by a licensed mortgage broker that is approved by the Director in accordance with the Act,  
16 or qualify for an exemption as delineated in the Act. It is further AGREED that the entry of this  
17 Consent Order will not preclude Respondents from obtaining mortgage broker or loan originator  
18 licenses or sponsorship of a loan originator license in the future, so long as Respondents have  
19 complied with the terms of this Consent Order and so long as Respondents meet all license  
20 application requirements.

21 **F. Fine.** It is AGREED that Respondents jointly and severally shall pay a fine to the  
22 Department in the amount of \$500 pursuant to paragraph H.

23 **G. Investigation Fee.** It is AGREED that Respondents jointly and severally shall pay an  
24 investigation fee to the Department in the amount of \$192 pursuant to paragraph H.

1 **H. Payments.** It is AGREED that the Respondents shall pay the Fine and Investigation Fee  
2 together in one \$692 cashier's check payable to the "Washington State Treasurer" upon delivery of  
3 this signed Consent Order to the Department.

4 **I. Records Retention.** It is AGREED that Respondents, its officers, employees, and agents  
5 shall maintain records in compliance with the Act and provide the Director with the location of the  
6 books, records and other information relating to Respondents' mortgage broker business conducted  
7 prior to licensure, and the name, address and telephone number of the individual responsible for  
8 maintenance of such records in compliance with the Act.

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

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

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

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

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

23 **RESPONDENT:**

24 BT Professional Verification Processing Services, LLC  
By:

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Binh Tran  
Print NAME  
Owner, or Authorized Representative

12-5-24  
Date

[Redacted]  
Binh Tran  
Individually

12-5-24  
Date

DO NOT WRITE BELOW THIS LINE

THIS ORDER ENTERED THIS 19th DAY OF December, 2024.



[Redacted]  
Ali Higgs, Director  
Division of Consumer Services  
Department of Financial Institutions

Presented by:

[Redacted]  
SANDRA MÉNDEZ  
Financial Legal Examiner

Reviewed and Approved by:

[Redacted]  
JAMES R. BRUSSELBACK  
Acting Enforcement Chief