

## Terms Completed

### ORDER SUMMARY – Case Number: C-17-2178

**Name(s):** Greater Puget Sound Escrow, Inc.; Daren Douglas Hamilton

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**Order Number:** C-17-2178-17-CO01

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**Effective Date:** 05/16/17

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**License Number:** 30929

**Or NMLS Identifier [U/L]**

**License Effect:** none

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**Not Apply Until:** n/a

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**Not Eligible Until:** n/a

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**Prohibition/Ban Until:** n/a

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|  |       |   |  |               |
|--|-------|---|--|---------------|
| <b>Investigation Costs</b>             | \$500 | Due   | Paid<br><input checked="" type="checkbox"/> Y <input type="checkbox"/> N | Date:05/11/17 |
| <b>Fine</b>                            | \$0   | Due   | Paid<br><input type="checkbox"/> Y <input type="checkbox"/> N            | Date          |
| <b>Assessment(s)</b>                   | \$0   | Due   | Paid<br><input type="checkbox"/> Y <input type="checkbox"/> N            | Date          |
| <b>Restitution</b>                     | \$0   | Due   | Paid<br><input type="checkbox"/> Y <input type="checkbox"/> N            | Date          |
| <b>Judgment</b>                        | \$0   | Due   | Paid<br><input type="checkbox"/> Y <input type="checkbox"/> N            | Date          |
| <b>Satisfaction of Judgment Filed?</b> |       | <input type="checkbox"/> Y <input type="checkbox"/> N |  |               |
| No. of<br>Victims:                     |       |   |  |               |

**Comments:**

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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 Escrow  
Agent Registration Act of Washington by:

GREATER PUGET SOUND ESCROW, INC.  
and  
DAREN DOUGLAS HAMILTON,  
Owner and Designated Escrow Officer,

Respondents.

No. C-17-2178-17-CO01

**CONSENT ORDER RESOLVING  
TEMPORARY ORDER TO CEASE AND  
DESIST**

COMES NOW the Director of the Department of Financial Institutions (Director), through her designee Charles E. Clark, Division Director, Division of Consumer Services, and Greater Puget Sound Escrow, Inc. (Respondent GPSE) and Daren Douglas Hamilton (Respondent Hamilton), 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 (RCW), and RCW 34.05.060 of the Administrative Procedure Act, based on the following:

**FINDINGS OF FACT**

**1.1 Respondent Greater Puget Sound Escrow, Inc. (GPSE)** was licensed by the Department to conduct business as an Escrow Agent on or about November 15, 2006, and continues to be licensed to date.

**1.2 Respondent Daren Douglas Hamilton** was licensed by the Department to conduct business as an Escrow Officer on or about January 26, 2007, and was designated as the Designated Escrow Officer (DEO) for Respondent GPSE on or about December 22, 2014. Respondent Hamilton failed to renew his Escrow Officer license for 2017. Consequently, Respondent Hamilton's Escrow Officer license expired and was cancelled effective April 4, 2017. As a result, Respondent GPSE had no Designated Escrow Officer and was no longer authorized to conduct the business of an Escrow Agent.



1           **C. Escrow Agent License.** It is AGREED that Respondent GPSE’s license to conduct  
2 business as an Escrow Agent is not affected by this action. It is further AGREED that the  
3 requirements of the TCD are lifted. Respondent GPSE AGREES that it will not conduct business as  
4 an Escrow Agent without a qualified and approved Designated Escrow Officer.

5           **D. Escrow Officer License.** It is AGREED that Respondent Hamilton’s Escrow Officer  
6 license is expired. It is further AGREED that should Respondent Hamilton re-apply for an Escrow  
7 Officer license, he must meet all statutory requirements. Respondents AGREE and understand that  
8 Respondent Hamilton may not conduct business as an Escrow Officer or act as DEO without first  
9 obtaining an Escrow Officer license.

10           **E. Investigation Fee.** It is AGREED that Respondents shall pay to the Department an  
11 investigation fee of \$500 in the form of a cashier’s check made payable to the “Washington State  
12 Treasurer” upon entry of this Consent Order.

13           **F. Authority to Execute Order.** It is AGREED that the undersigned have represented and  
14 warranted that they have the full power and right to execute this Consent Order on behalf of the  
15 parties represented.

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

20           **H. Voluntarily Entered.** It is AGREED that Respondents have voluntarily entered into this  
21 Consent Order, which is effective when signed by the Director’s designee.

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



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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 Escrow  
Agent Registration Act of Washington by:

C-17-2178-17-TD01

GREATER PUGET SOUND ESCROW, INC.  
and  
DAREN DOUGLAS HAMILTON,  
Owner and Designated Escrow Officer,

TEMPORARY ORDER TO  
CEASE AND DESIST

Respondents.

THE STATE OF WASHINGTON TO:            GREATER PUGET SOUND ESCROW, INC.  
DAREN DOUGLAS HAMILTON

COMES NOW the Director of the Washington State Department of Financial Institutions (Director), by and through her designee Charles E. Clark, Division Director, Division of Consumer Services (designee), and finding that the public interest will be irreparably harmed by delay in issuing an order to cease and desist, enters this temporary order to cease and desist pursuant to chapter 18.44 RCW, the Escrow Agent Registration Act (Act), based on the following findings:

**I. FACTUAL FINDINGS**

**1.1     Respondent Greater Puget Sound Escrow, Inc. (GPSE)** was licensed by the Department to conduct business as an Escrow Agent on or about November 15, 2006, and continues to be licensed to date.

**1.2     Respondent Daren Douglas Hamilton** was licensed by the Department to conduct business as an Escrow Officer on or about January 26, 2007, and was designated as the Designated Escrow Officer (DEO) on or about December 22, 2014. Respondent Hamilton failed to renew his Escrow Officer license for 2017. Consequently, Respondent Hamilton’s Escrow Officer licensed expired and was cancelled effective April 4,

1 2017. As a result, Respondent GPSE currently has no Designated Escrow Officer and is no longer authorized  
2 to conduct the business of an Escrow Agent.

3 **1.3 Pending Escrow Transactions.** On April 4, 2017, the Department contacted a representative  
4 of GPSE and was informed that Respondent GPSE has about 20 escrow transactions pending.

## 5 **II. GROUNDS FOR ENTRY OF ORDER**

6 **2.1 Requirement for a Designated Escrow Officer.** Pursuant to RCW 18.44.071 and WAC 208-  
7 680-243, all escrow transaction conducted by a licensed Escrow Agent must be supervised by a licensed  
8 Escrow Officer designated as the DEO.

9 **2.2 Unlicensed Escrow Agent Activity.** Based on the Factual Allegations set forth in Section I  
10 above, Respondent GPSE is in apparent violation of RCW 18.44.071 for engaging in the business of an Escrow  
11 Agent without a licensed Designated Escrow Officer.

12 **2.3 Unlicensed Designated Escrow Officer Activity.** Based on the Factual Allegations set forth  
13 in Section I above, Respondent Hamilton is in apparent violation of RCW 18.44.071 for engaging in the  
14 business of a Designated Escrow Officer without a license to do so.

## 15 **III. AUTHORITY TO ISSUE TEMPORARY ORDER TO CEASE AND DESIST**

16 **3.1 Authority to Issue Temporary Order to Cease and Desist.** Pursuant to RCW 18.44.440, the  
17 Director is authorized to issue a temporary order to cease and desist whenever the Director makes a finding, in  
18 writing, that the public interest will be irreparably harmed by delay in issuing a cease and desist order due to  
19 any violation of the Act. Based on the Factual Findings and Grounds for Entry of Order set forth above, it  
20 appears that Respondents are currently conducting unlicensed activity. As a result, the Director finds that the  
21 public interest will be irreparably harmed by a delay in issuing an order to cease and desist order and  
22 permitting Respondents to continue conducting the business of an Escrow Agent and Escrow Officer without a  
23 licensed Designated Escrow Officer.

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1 **IV. ORDER**

2 Based on the above Factual Findings, Grounds for Entry of Order, and Authority to Issue Temporary  
3 Order to Cease and Desist, and pursuant to RCW 18.44.400, the Director finds that the public interest will be  
4 irreparably harmed by delay in issuing a cease and desist order. Therefore, the Director ORDERS that:

5 **4.1** Respondent Greater Puget Sound Escrow, Inc. shall immediately cease and desist from  
6 conducting business as an Escrow Agent for property located in Washington.

7 **4.2** Respondent Greater Puget Sound Escrow, Inc. shall immediately notify all pending escrow  
8 clients of this order and shall assist each client with the transfer of his/her escrow transaction, including related  
9 escrow funds, to another licensed Escrow Agent or other entity authorized to perform escrow services in  
10 Washington pursuant to an exemption to the Act.

11 **4.3** Respondent Daren Douglas Hamilton shall immediately cease and desist conducting business  
12 as an Escrow Officer; EXCEPT to the extent necessary to comply with section 4.2 of this Order.

13 **4.4** This Order shall take effect immediately and shall remain in effect unless set aside, limited, or  
14 suspended in writing by an authorized court.

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1 **NOTICE**

2 PURSUANT TO CHAPTER 18.44 RCW, YOU ARE ENTITLED TO A HEARING WITHIN 14 DAYS  
3 OF REQUEST TO DETERMINE WHETHER THIS ORDER SHALL BECOME PERMANENT. IF YOU  
4 DESIRE A HEARING, THEN YOU MUST RETURN THE ACCOMPANYING APPLICATION FOR  
5 ADJUDICATIVE HEARING, INCORPORATED HEREIN BY THIS REFERENCE. FAILURE TO  
6 COMPLETE AND RETURN THE APPLICATION FOR ADJUDICATIVE HEARING FORM SO THAT IT IS  
7 RECEIVED BY THE DEPARTMENT OF FINANCIAL INSTITUTIONS WITHIN 20 DAYS OF THE DATE  
8 THAT THIS ORDER WAS SERVED ON YOU WILL CONSTITUTE A DEFAULT AND WILL RESULT IN  
9 THE LOSS OF YOUR RIGHT TO A HEARING. SERVICE ON YOU IS DEFINED AS POSTING IN THE  
10 U.S. MAIL, POSTAGE PREPAID, TO YOUR LAST KNOWN ADDRESS. BE ADVISED THAT DEFAULT  
11 WILL RESULT IN THIS ORDER TO CEASE AND DESIST BECOMING PERMANENT ON THE 21ST DAY  
12 FOLLOWING SERVICE OF THIS ORDER UPON YOU.

13 WITHIN TEN DAYS AFTER YOU HAVE BEEN SERVED WITH THIS TEMPORARY ORDER  
14 TO CEASE AND DESIST, YOU MAY APPLY TO THE SUPERIOR COURT IN THE COUNTY OF  
15 YOUR PRINCIPAL PLACE OF BUSINESS FOR AN INJUNCTION SETTING ASIDE, LIMITING, OR  
16 SUSPENDING THIS ORDER PENDING THE COMPLETION OF THE ADMINISTRATIVE  
17 PROCEEDINGS PURSUANT TO THIS NOTICE.

18 DATED this 6<sup>th</sup> day of April, 2017.

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21 /s/ \_\_\_\_\_  
22 CHARLES E. CLARK  
23 Director  
24 Division of Consumer Services  
25 Department of Financial Institutions