



**COMMONWEALTH OF KENTUCKY  
PUBLIC PROTECTION CABINET  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
AGENCY CASE NO. 2023-AH-0029**

DEPARTMENT OF FINANCIAL INSTITUTIONS

COMPLAINANT

v.

BH UNITED LLC

RESPONDENT

**EMERGENCY ORDER OF SUSPENSION**

\* \* \* \* \*

Comes now the Commonwealth of Kentucky, by and through the Commissioner of the Department of Financial Institutions (“DFI”), and hereby enters this Emergency Order, pursuant to KRS Chapter 286.8, immediately suspending the mortgage loan broker license of the Respondent, BH United LLC (“Respondent”):

**PARTIES**

1. DFI is responsible for regulating and licensing mortgage loan brokers in accordance with the provisions of KRS Chapter 286.8.
2. Respondent is licensed as a mortgage loan broker in the Commonwealth of Kentucky with an office at 28552 Orchard Lake Road, Suite 300, Farmington Hills, MI 48334. Respondent’s Kentucky license number is MB794223, and its NMLS number is 2317687.

**COUNT ONE - REVOCATION OF LICENSE**

3. On July 14, 2023, DFI received a notification via the Nationwide Mortgage Licensing System (“NMLS”) that the Respondent’s surety bond was to be cancelled on August 15, 2023. DFI attempted to contact the Respondent regarding the cancelled bond but was unsuccessful

in doing so. After August 15, 2023, DFI verified that the surety bond was in fact cancelled. As of the filing of this order, the bond has not been reinstated or replaced.

4. On or about September 20, 2023, the Kansas Office of the State Bank Commissioner revoked the Kansas mortgage broker license of the Respondent.

### **STATUTORY AUTHORITY**

5. The commissioner may enter an emergency order suspending the license of any mortgage loan broker without notice or hearing if it appears on grounds satisfactory to the commissioner that the broker has engaged in or is engaging in unsafe, unsound, and illegal practices that pose an imminent threat to the public interest. KRS 286.8-048(1).

6. One or more of the following circumstances shall be considered sufficient grounds for an emergency order under KRS 286.8-048(2) if it appears on grounds satisfactory to the commissioner that:

(a) The mortgage loan broker, mortgage loan company, or mortgage loan originator does not meet or has failed to comply with more than one (1) of the requirements of this subtitle and the violations appear to be willful;

(b) The mortgage loan broker or mortgage loan company is in such financial condition that it cannot continue in business with safety to its customers;

(c) The mortgage loan broker, mortgage loan company, or mortgage loan originator has been indicted, charged with, or found guilty of any act involving fraud, deception, theft, or breach of trust, or is the subject of an administrative cease-and-desist order or similar order, or of a permanent or temporary injunction currently in effect entered by any court or agency of competent jurisdiction;

(d) The mortgage loan broker, mortgage loan company, or mortgage loan originator has made any misrepresentations or false statements to, or concealed any essential or material fact from, any person in the course of doing business in the mortgage lending process, or has engaged in any course of business that has worked or tended to work a fraud or deceit upon any person or would so operate;

(e) The mortgage loan broker, mortgage loan company, or mortgage loan originator has made or caused to be made to the commissioner any false representation of material fact, has refused to permit an examination, or has refused or failed, within a reasonable time, to furnish any information or make any report that may have been requested or required by the commissioner;

(f) The mortgage loan broker, mortgage loan company, or mortgage loan originator has had any license, registration, or claim of exemption related to the financial services industry denied, suspended, or revoked under the laws of this state or any other state of the United States, or has surrendered or terminated any license, registration, or claim of exemption issued by this state or any other jurisdiction under threat of administrative action; or

(g) The surety bond required under KRS 286.8-060 has terminated, expired, or no longer remains in effect.

### **CONCLUSIONS OF LAW**

7. Respondent has engaged in and is engaging in unsafe, unsound, and illegal practices that pose an imminent threat to the public interest, to wit:

a. Respondent has failed to maintain a surety bond as required pursuant to KRS 286.8-060. This is grounds for emergency action pursuant to KRS 286.8-048(2)(g).

b. Respondent has recently had its license revoked in at least one state. This is grounds for emergency action pursuant to KRS 286.8-048(2)(f).

### **ORDER**

Based on the foregoing Findings of Fact, Statutory Authority, and Conclusions of Law, the Commissioner hereby **ORDERS** as follows:

1. The mortgage broker license of BH United LLC, is **SUSPENDED** and shall remain suspended until this Order is rescinded by subsequent Order.

2. Respondent, BH United LLC, shall **CEASE AND DESIST** from engaging in the mortgage loan process in Kentucky and shall **CEASE AND DESIST** from acting as a mortgage loan broker in Kentucky.

## **HEARING RIGHTS**

You are hereby notified that you have the right to request an emergency hearing on this matter, in writing, within twenty (20) days of the entry of this Order. If requested, an administrative hearing shall be held pursuant to the provisions of KRS 13B. Please submit any request for hearing to Kathryn Adams-Cornett, Counsel, Kentucky Department of Financial Institutions, 500 Mero Street 2SW19, Frankfort, Kentucky 40601.

IT IS SO ORDERED on this the 22nd day of November, 2023.

*/s/ Marni Rock Gibson*

Marni R. Gibson  
Acting Commissioner  
Department of Financial Institutions  
500 Mero Street 2SW19  
Frankfort, KY 40601

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing **Order of Emergency Suspension** was served by certified mail, return receipt requested, on this the 22 day of November, 2023 to:

BH United LLC  
28552 Orchard Lake Road S  
Suite 300  
Farmington Hills, MI 48334

Hand delivered to:

Kathryn Adams-Cornett  
Department of Financial Institutions  
500 Mero Street 2SW19  
Frankfort, Kentucky 40601

*Allison Reed by Victoria Ward*  
Allison Reed  
Department of Financial Institutions