

**COMMONWEALTH OF KENTUCKY  
ENVIRONMENTAL AND PUBLIC PROTECTION CABINET  
OFFICE OF FINANCIAL INSTITUTIONS  
AGENCY CASE NO. 2007-AH-500**

IN THE MATTER OF:  
CAPITAL LENDING SOURCE, LLC

**SETTLEMENT AGREEMENT**

**BACKGROUND AND FACTUAL FINDINGS**

1. Capital Lending Source, LLC is licensed with the Office of Financial Institutions (“OFI”) as a mortgage broker located at 133 Venture Court, Suite 110, Lexington, KY 40511.

2. On April 16-19, 2007, an examination was conducted into the condition, workings and affairs of this location in order to determine whether: (1) it was in compliance with applicable laws and regulations; (2) its practices and policies had an adverse impact on prospective borrowers; and (3) it was being operated efficiently, fairly, and in the public interest.

3. In the course of that examination it was discovered that Capital Lending Source, LLC violated Chapter 286.8 of the Kentucky Revised Statutes by employing an unregistered loan officer/originator.

**AGREEMENT AND ORDER**

The Office of Financial Institutions and Capital Lending Source, LLC, in the interest of economically and efficiently resolving the issues raised in the foregoing Background and Factual Findings, agree as follows:

1. In lieu of the imposition of a fine for the violation set forth herein, the parties hereby agree that Capital Lending Source, LLC shall make and tender (on or before the date of execution of this Settlement Agreement) a voluntary monetary contribution to

State Regulatory Agency, LLC, in the amount of two thousand five hundred dollars (\$2,500) to support the Nationwide Mortgage Licensing System, jointly sponsored by Conference of State Bank Supervisors and the American Association of Residential Mortgage Regulators, with said contribution being mailed or hand-delivered to the Office of Financial Institutions, Attn: Jessica Sharpe, 1025 Capital Center Drive, Suite 200, Frankfort, Kentucky 40601.

2. In regard to this matter, Capital Lending Source, LLC waives its right to demand a hearing, at which Capital Lending Source, LLC would be entitled to legal representation, to confront and cross examine witnesses for the Office of Financial Institutions, and to present evidence on its own behalf. Further, Capital Lending Source, LLC consents to and acknowledges the jurisdiction of the Office of Financial Institutions over this matter and that this Agreement is a matter of public record and may be disseminated as such.

IT IS SO ORDERED on this the 27<sup>th</sup> ~~19<sup>th</sup>~~ day of November, 2007.


  
Executive Director

Consented to:

This 26<sup>th</sup> day of November, 2007

This 19<sup>th</sup> day of November, 2007

  
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David Coyle, Director  
Division of Financial Institutions  
Office of Financial Institutions

  
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Benjamin Erich Lowe, President  
Capital Lending Source, LLC