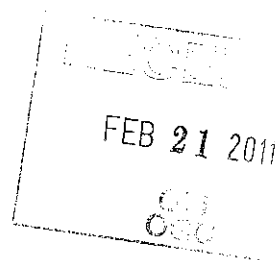


COMMONWEALTH OF KENTUCKY  
PUBLIC PROTECTION CABINET  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
AGENCY CASE NO. 2011-AH-0018



DEPARTMENT OF FINANCIAL INSTITUTIONS

COMPLAINANT

vs.

CONSUMER MORTGAGE SOURCE, LLC

RESPONDENT

**AGREED ORDER**

1. The Department of Financial Institutions (“DFI”) is responsible for regulating and licensing mortgage loan brokers, mortgage loan companies, mortgage loan originators, and mortgage loan processors in accordance with the provisions set forth in KRS Chapter 286.8, the Mortgage Loan Company and Mortgage Loan Broker Act (the “Act”).

2. Consumer Mortgage Source, LLC (“Consumer Mortgage”) is authorized to do business in Kentucky as a licensed mortgage loan broker (MB 20252) pursuant to the Act, with its principal office located at 9620 Colerain Avenue, Suite 20, Cincinnati, OH 45251.

3. On June 10, 2010, the DFI conducted an examination of Consumer Mortgage and discovered that Consumer Mortgage had utilized one (1) unregistered mortgage loan processor, Sheila Goetz, to process mortgage loans in violation of KRS 286.8-030, which prohibits a mortgage loan broker and/or company from employing or using a loan processor who is not registered in accordance with KRS 286.8-255.

4. The DFI possesses a range of administrative authority in addressing violations of the Act, including license revocation, license denial, and the imposition of fines in an amount up to \$25,000 per violation. *See* KRS 286.8-046; 286.8-090.

5. In this case, the DFI assessed a fine against Consumer Mortgage in the amount of two thousand five hundred dollars (\$2,500.00) for utilizing an unregistered loan processor in violation of KRS 286.8-030.

6. In the interest of economically and efficiently resolving the violation(s) described herein, the DFI and Consumer Mortgage agree as follows.

- a. Consumer Mortgage agrees to a fine assessment in the amount of two thousand five hundred dollars (\$2,500.00) for the violation(s) described herein;
- b. Consumer Mortgage agrees to and shall pay the total fine assessed herein of two thousand five hundred dollars (\$2,500) as follows.

\$500 ~~2/15/11~~ 2/21/11 EV  
\$500 3/15/11  
\$500 4/15/11  
\$500 5/15/11  
\$500 6/15/11

The payments shall be in the form of a certified check or money order made payable to "Kentucky State Treasurer" and mailed to the Department of Financial Institutions, Attn: Simon Berry, 1025 Capital Center Drive, Suite 200, Frankfort, Kentucky 40601;

- c. Consumer Mortgage agrees to register with the DFI all individuals who originate and/or process mortgage loans on Kentucky properties on its behalf; and
- d. Consumer Mortgage shall devote the time and resources necessary to ensure continual and full compliance with all statutory requirements set forth in the Act and the regulations set forth in 808 KAR Chapter 12.

7. Consumer Mortgage waives its right to demand a hearing at which it would be entitled to legal representation, to confront and cross examine witnesses, and to present evidence on its own behalf, or to otherwise appeal or set aside this Order.

8. Consumer Mortgage consents to and acknowledges the jurisdiction of the DFI over this matter and that this Agreed Order is a matter of public record and may be disseminated as such.

9. In consideration of execution of this Agreed Order, Consumer Mortgage for itself, and for its successors and assigns, hereby releases and forever discharges the Commonwealth of Kentucky, the DFI, Office of Legal Services, and each of their members, agents, and employees in their individual capacities, from any and all manner of actions, causes of action, suits, debts, judgments, executions, claims and demands whatsoever, known and unknown, in law or equity, that Consumer Mortgage ever had, now has, may have or claim to have against any or all of the persons or entities named in this paragraph arising out of or by reason of this investigation, this disciplinary action, this settlement or its administration.

10. By signing below, the parties acknowledge they have read the foregoing Agreed Order, know and fully understand its contents, and that they are authorized to enter into and execute this Agreed Order and legally bind their respective parties.

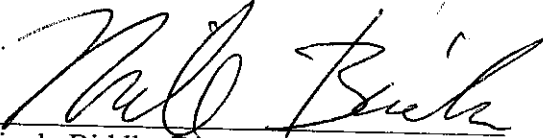
11. This Agreed Order shall constitute the Final Order in this matter.

**IT IS SO ORDERED** on this the 22<sup>nd</sup> day of February, 2011.

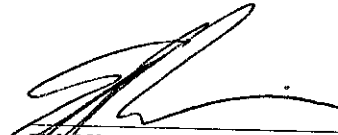
  
\_\_\_\_\_  
CHARLES A. VICE  
COMMISSIONER

**Consented to:**

This 10<sup>th</sup> day of February, 2011.

  
\_\_\_\_\_  
Nicole Biddle, Director  
Division of Nondepository Institutions  
Department of Financial Institutions

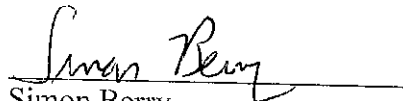
This 16<sup>th</sup> day of February, 2011.

  
\_\_\_\_\_  
Ed Vinson, President  
Consumer Mortgage Source, LLC

**Certificate of Service**

I, Simon Berry, hereby certify that a copy of the foregoing **Agreed Order** was sent on this the 22 day of February, 2011, by certified mail, return receipt requested, to the following:

Consumer Mortgage Source, LLC  
Attn: Ed Vinson  
5710 Wooster Pike #312  
Cincinnati, OH 45227

  
\_\_\_\_\_  
Simon Berry  
Department of Financial Institutions  
1025 Capital Center Drive  
Suite 200  
Frankfort, Kentucky 40601  
502-573-3390 ext. 232 (phone)  
502-573-2183 (facsimile)

Counsel for Complainant