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MAY 06 2019
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COMMISSIONERS OFFICE

COMMONWEALTH OF KENTUCKY
PUBLIC PROTECTION CABINET
DEPARTMENT OF FINANCIAL INSTITUTIONS
AGENCY CASE NO. 2019-AH-00011

DEPARTMENT OF FINANCIAL INSTITUTIONS

COMPLAINANT

v.

JILL AYN REIRING

RESPONDENT

FINAL ORDER

* * * * *

The Department of Financial Institutions (hereinafter "DFI"), pursuant to KRS 286.8-090, by counsel, hereby brings this **FINAL ORDER** against Jill Ayn Reiring (hereinafter "Respondent"). In support thereof, DFI states as follows:

SERVICE OF THE ADMINISTRATIVE COMPLAINT

1. On March 19, 2019, DFI sent, via certified mail, a copy of an Administrative Complaint to Respondent's last known address of 922 Hamlin Dr., Cincinnati OH, 45039 (Tracking # 7017 1000 0000 2763 2891). This Administrative Complaint was returned to DFI on April 4, 2019, marked "not deliverable as addressed – unable to forward."

2. On March 19, 2019, the DFI sent a copy of this Administrative Complaint to the alternate address of 2160 Rolling Hills Blvd., Fairfield, OH 45014 (Tracking # 7017 1000 0000 2763 2914). This copy of the Administrative Complaint was returned to DFI on March 28, 2019. It was marked "not deliverable as addressed – unable to forward."

3. On March 19, 2019, the DFI sent a copy of this Administrative Complaint to the Respondent c/o Steadfast Mortgage, LLC ("Steadfast") at 6401 Dutchman Pkwy., Louisville, KY

40205 (Tracking # 7017 1000 0000 2763 2907). The Respondent is a contract employee of Steadfast. This Administrative Complaint was delivered, and signed for by Lori Jarrell, on March 21, 2019.

4. On March 19, 2019, the DFI sent a copy of this Administrative Complaint to the alternate address of 109 Carnegie Ct., Summerville, SC 29486 (Tracking # 7017 1000 0000 2763 2884). This Administrative Complaint was delivered, and signed for by Joseph Reiring, on March 22, 2019.

5. The DFI has attempted service on the Respondent at all known addresses of record. The Respondent has not responded to the Administrative Complaint, nor provided a response of any form to the statutory allegations. DFI now enters this final order.

STATEMENTS OF FACT

6. DFI initiated an investigation into Steadfast Mortgage Company, LLC ("Steadfast") on November 8, 2017, after receiving a complaint from a confidential witness.

7. On December 6, 2017, DFI Consumer Protection Branch Manager Chad Harlan, Mortgage Examinations Branch Manager Gary Davis, and Certified Financial Institutions Examiners Steven Meyer and Andrew Calvert, visited the Steadfast location at 6401 Dutchman's Parkway, Louisville, Kentucky, to conduct an examination/investigation.

8. On December 7, 2017, while reviewing the examination findings, Steadfast Owner, Daniel Shults, acknowledged to Mr. Harlan that the Respondent processed loans for Steadfast. He further confirmed that the Respondent was not an employee of Steadfast.

9. Documentation obtained during the examination demonstrated that the Respondent processed at least thirty-two (32) loans for Steadfast. DFI determined that the Respondent was not registered in Kentucky as a mortgage loan originator at the time she processed these loans.

Furthermore, DFI determined the Respondent failed to post the surety bond required under KRS 286.8-060.

10. From the time-period comprising December 12, 2017, to December 5, 2018, at least eight requests were sent from DFI to Respondent requesting records regarding the loans the Respondent processed in Kentucky. Requests were submitted to Respondent via certified physical correspondence, administrative subpoena, and email. The Respondent failed to comply with these requests.

11. On October 2, 2018, the Respondent submitted a mortgage loan originator application to NMLS. At that time, the Respondent attested that the information she provided was "current, true, accurate and complete." On this application, the Respondent stated that she was the owner of RB Processing. She further stated that her current employer was Mid-American Financial Group, Inc. ("Mid American"). She did not list Steadfast as a past employer.

12. On this application, she stated that her current mailing address was 2160 Rolling Hills Blvd., Fairfield, OH 45014. She also provided 922 Hamlin Dr., Cincinnati, OH 45039, as an alternate address. On later application - submitted on January 30, 2019 - the Respondent submitted an additional current address of 109 Carnegie Ct, Summerville, SC 29486.

13. On or about December 5, 2018, Examiner Calvert sent a subpoena to the Respondent c/o Mid American. On December 11, 2018, David Voo, a representative of Mid American, contacted Mr. Calvert to discuss the subpoena. Mr. Voo stated that the Respondent was not currently employed by Mid American and that she had not worked for Mid American for "two or three years."

STATUTORY AUTHORITY

14. Pursuant to KRS 286.8-010-21(b), “[m]ortgage loan originator’ means any natural person who, in exchange for compensation or gain or in the expectation or compensation or gain...(b) Is an independent contractor engaging in the mortgage lending process as a mortgage loan processor.”

15. Pursuant to KRS 286.8-030(1)(c), “[i]t is unlawful for any natural person to transact business in Kentucky, either directly or indirectly, as a mortgage loan originator, unless otherwise exempted, if the mortgage loan originator is not registered in accordance with KRS 286.8-255.”

16. Pursuant to KRS 286.8-046(1), “[t]he commissioner may levy a civil penalty against any person who violates any provision of KRS 286.8, any administrative regulation promulgated under KRS 286.8, or any order issued by the commissioner under KRS 286.8. The civil penalty shall not be less than one thousand dollars (\$1,000) nor more than twenty-five thousand dollars (\$25,000) per violation, plus the state’s costs and expenses for the examination, investigation, and prosecution of the matter, including reasonable attorney’s fees and court costs.”

17. Pursuant to KRS 286.8-060, “[e]xcept as otherwise provided in this section, each mortgage loan company, mortgage loan broker, and mortgage loan originator shall post or be covered by a surety bond for the entire licensure or registration period in an amount prescribed by the commissioner, but in no event shall the bond be less than two hundred fifty thousand dollars (\$250,000) for mortgage loan companies and fifty thousand dollars (\$50,000) for mortgage loan brokers.”

18. Pursuant to KRS 286.8-170(3), “the affairs of every mortgage loan broker and mortgage loan originator, and the records required to be maintained by KRS 286.8-160, are subject at any time or from time to time to such periodic, special, or other examinations by the executive director or an examiner of the commissioner within or without this state, and with or without notice to the person being examined, as the commissioner deems necessary or appropriate in the public

interest. All records of the person being examined shall be subject to the commissioner's inspection."

19. Pursuant to KRS 286.8-170(7), "a mortgage loan originator shall make available and grant access to the commissioner, or an examiner of the commissioner, the records relating to its operations. A mortgage loan broker shall make available and grant access to all records of its current and former employees and contractors relating to its operations."

20. Pursuant to KRS 286.8-220:

(1) It shall be unlawful for any person to make or cause to be made, in any document filed with the commissioner, a governmental agency, the Nationwide Mortgage Licensing System and Registry, or in any proceeding under this subtitle, any statement that is, at the time and in light of the circumstances under which it is made, false or misleading in any material respect, including an omission of a material fact.

(2) It shall be unlawful for any person, in connection with a transaction involving the mortgage lending process, or in connection with the operation of a mortgage loan business or the management or servicing of mortgage loans, directly or indirectly:

(a) To employ a device, scheme, or artifice to defraud;

(b) To engage in any act, practice, or course of business that operates or would operate as a fraud or deceit upon any person; ...

(i) To fail to comply with state or federal laws, including the rules and regulations thereunder, that are applicable to transacting business in Kentucky.

CONCLUSIONS OF LAW

21. The Respondent violated KRS 286.8-030(1)(c), when the Respondent processed loans, as an independent contractor in Kentucky, without being registered as a mortgage loan originator.

22. The Respondent violated KRS 286.8-060(1), when she failed to post, or be covered by, a surety bond within the Commonwealth of Kentucky while operating as a mortgage loan originator within the state.

23. The Respondent violated KRS 286.8-220(1) and KRS 286-220(2)(a),(b), and (i), when she provided false information on the mortgage loan originator application submitted to NMLS.

ORDER

THEREFORE, based upon the foregoing Findings of Fact, Statutory Authority and Conclusions of Law, the Commissioner hereby ORDERS:

1. Respondent to pay a civil penalty of thirty two thousand dollars (\$32,000), pursuant to KRS 286.8-046, for violations as stated above,
2. Respondent to Cease and Desist from engaging in all unregistered mortgage loan originator activity,
4. This is a FINAL and appealable Order.

IT IS SO ORDERED on this the 6th day of May, 2019.



CHARLES A. VICE
COMMISSIONER

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing **Final Order** was sent on this the 6th day of May, 2019, by certified mail, return receipt requested, to:

Jill Ayn Reiring
2160 Rolling Hills Blvd.
Fairfield, OH 45014

Jill Ayn Reiring
c/o Steadfast Mortgage Company
6401 Dutchman Pkwy.
Louisville, KY 40205

Jill Ayn Reiring
922 Hamlin Dr.
Cincinnati, OH 45039

Jill Ayn Reiring
109 Carnegie Ct.
Summerville, SC 29486

Via hand-delivery to:

Kathryn Adams Cornett, Attorney
Department of Financial Institutions
1025 Capital Center Drive, Suite 200
Frankfort, Kentucky 40601

Allison Reed By *Stacy Parker-Neece*
Name: Allison Reed
Title: Executive Staff Advisor