

**COMMONWEALTH OF KENTUCKY  
PUBLIC PROTECTION CABINET  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
AGENCY CASE NO. 2008-AH-280**

IN THE MATTER OF:  
SUMMIT HOME LOANS, INC.

**AGREED ORDER**

**BACKGROUND AND FACTUAL FINDINGS**

1. Summit Home Loans, Inc. is licensed with the Department of Financial Institutions (“DFI”) as a mortgage loan broker whose principal office is located at 101 Commerce Boulevard, Suite B, Loveland, Ohio 45140.

2. On September 16, 2008, 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. Prior to this examination, Summit Home Loans, Inc. reported to DFI that it had violated KRS 286.8-030 and KRS 286.8-090 by employing or using two (2) unregistered individuals to originate loans in Kentucky.

**AGREEMENT AND ORDER**

The Department of Financial Institutions and Summit Home Loans, Inc., in the interest of economically and efficiently resolving the violations described in the foregoing Background and Factual Findings, agree as follows:

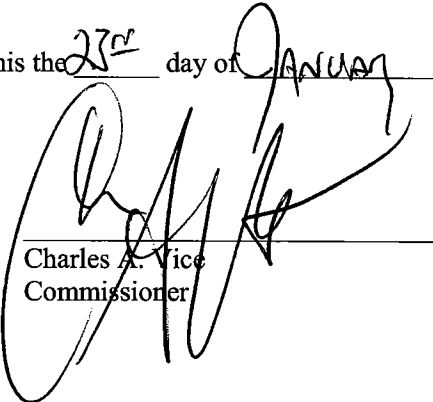
1. Summit Home Loans, Inc. agrees to pay a fine in the amount of two thousand dollars (\$2,000) for the violations set forth above, which shall be in the form of a certified check or money order made payable to “Kentucky State Treasurer” and mailed to the

Department of Financial Institutions, Attn: Jessica Sharpe, 1025 Capital Center Drive, Suite 200, Frankfort, Kentucky 40601 prior to the entry of this Order.

2. In regard to this matter, Summit Home Loans, Inc. waives its right to demand a hearing, at which Summit Home Loans, Inc. would be entitled to legal representation, to confront and cross examine witnesses for the Department of Financial Institutions, and to present evidence on its own behalf, or to otherwise appeal or set aside this Order. Further, Summit Home Loans, Inc. consents to and acknowledges the jurisdiction of the Department of Financial Institutions over this matter and that this Agreement is a matter of public record and may be disseminated as such.

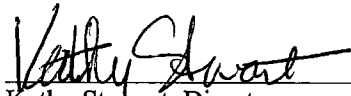
3. This Agreed Order shall constitute the Final Order in this matter.

IT IS SO ORDERED on this the 23<sup>rd</sup> day of January, 2009.

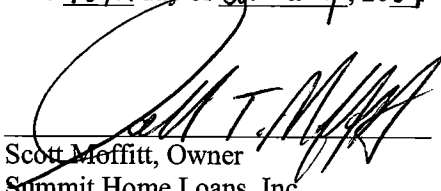
  
\_\_\_\_\_  
Charles A. Vice  
Commissioner

Consented to:

This 16 day of January, 2009.

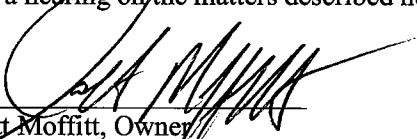
  
\_\_\_\_\_  
Kathy Stewart, Director  
Division of Financial Institutions  
Department of Financial Institutions

This 15<sup>th</sup> day of January, 2009.

  
\_\_\_\_\_  
Scott Moffitt, Owner  
Summit Home Loans, Inc.

STATEMENT OF AUTHORIZATION


I, **Scott Moffitt**, state on behalf of Summit Home Loans, Inc., that I have read the foregoing Agreed Order; that I know and fully understand its contents; that I am an officer authorized to enter into and execute this Agreed Order on behalf of Summit Home Loans, Inc., that Summit Home Loans, Inc., agrees freely and without threat of coercion of any kind to comply with the terms and conditions stated herein; and that Summit Home Loans, Inc., voluntarily agrees to enter into this Agreed Order, expressly waiving any right to a hearing on the matters described herein.

By:   
Scott Moffitt, Owner  
Summit Home Loans, Inc.

STATE OF Ohio )  
 )  
COUNTY OF Hamilton )

On this the 15th day of January, 2009, before me Tonya J. Cornthwaite the undersigned officer, **Scott Moffitt**, did personally appear and acknowledge himself to be the owner of Summit Home Loans, Inc., and that he, being authorized to do so, entered into and executed the foregoing instrument for the purposes therein contained.

In witness whereof I hereunto set my hand.

  
Notary Public  
Date Commission Expires: 6/13/13




TONYA J. CORNTHWAITE  
Notary Public, State of Ohio  
My Commission Expires 6-3-13

**Certificate of Service**

I, Jessica R. Sharpe, hereby certify that a copy of the foregoing **Agreed Order** was sent on this the 17<sup>th</sup> day of January, 2009 by certified mail, return receipt requested, to the following:

Summit Home Loans, Inc.  
ATTN: Tonya Cornthwaite  
101 Commerce Blvd., Suite B  
Loveland, Ohio 45140

  
Jessica R. Sharpe  
Counsel  
Department of Financial Institutions  
1025 Capital Center Drive  
Frankfort, Kentucky 40601  
(502) 573-3390