

ENTERED  
FEB 09 2017  
AGH- 11AM  
COMMISSIONERS OFFICE

COMMONWEALTH OF KENTUCKY  
PUBLIC PROTECTION CABINET  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
AGENCY CASE NO. 2017-AH-0001

DEPARTMENT OF FINANCIAL INSTITUTIONS

COMPLAINANT

vs.

AGREED ORDER

VOLUNTEER MORTGAGE, INC. (MB78187)

RESPONDENT

\* \* \* \* \*

1. The Department of Financial Institutions ("DFI") is responsible for regulating and licensing entities engaged in mortgage brokering, origination, and processing in accordance with the provisions set forth in KRS Chapter 286.8.

2. Volunteer Mortgage, Inc. ("Respondent") is authorized to do business in Kentucky as a mortgage broker licensee pursuant to KRS Chapter 286.8, with an office located at One Vantage Way, Suite E240, Nashville, TN 37228. Respondent's license number is MB78187. (ICIE# 376867).

3. DFI conducted an examination of the Respondent on July 26, 2016, and discovered that the Respondent acted as an unlicensed mortgage loan company when Respondent originated and funded 20 mortgage loans while licensed as a mortgage loan broker, in violation of KRS 286.8-030(1)(a).

4. DFI possesses a range of administrative authority in addressing violations of the Act, including license revocation or denial, suspension, or the imposition of civil penalties. See KRS 286.8-046 and 286.8-090.

5. In this case, DFI assessed a civil penalty against Respondent in the amount of Two Thousand Five Hundred Dollars (\$2,500.00) for violating KRS 286.8.

6. In the interest of economically and efficiently resolving the violation(s) described herein, and without Respondent admitting or denying the statements of fact and legal conclusions herein, DFI and Respondent agree as follows:

a. Respondent agrees to a civil penalty assessment in the amount of Two Thousand Five Hundred Dollars (\$2,500.00) for the violation(s) described herein;

b. Respondent agrees to and shall pay the total civil penalty assessed herein of Two Thousand Five Hundred Dollars (\$2,500.00). The payment shall be due upon entry of the Agreed Order. The payment 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: Non-Depository Division – ORDER, 1025 Capital Center Drive, Suite 200, Frankfort, Kentucky 40601;

c. Respondent shall devote the time and resources necessary to ensure continual and full compliance with all statutory requirements set forth in KRS Chapter 286.8.

7. Respondent 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. Respondent consents to and acknowledges the jurisdiction of 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, Respondent for itself, and for its successors and assigns, hereby releases and forever discharges the Commonwealth of Kentucky, 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 Respondent 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, Respondent acknowledges it has read the foregoing Agreed Order, knows and fully understands its contents, and that the individual signing on behalf of Respondent is authorized to enter into and execute this Agreed Order and legally bind Respondent.

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

IT IS SO ORDERED on this the 9<sup>th</sup> day of February, 2017.

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

Consented to:

This 8<sup>th</sup> day of February, 2017.

This 6<sup>th</sup> day of February, 2017.

Tammy R. Scruggs  
Tammy Scruggs, Director  
Division of Non-Depository Institutions  
Department of Financial Institutions

Charles P. Boner  
Authorized Representative  
Volunteer Mortgage, Inc.  
License # MB78187

ACKNOWLEDGEMENT

STATE OF Tennessee )  
 )  
COUNTY OF Williamson )

On this the 6<sup>th</sup> day of February, 2017, before me Carla Hoeksema, the undersigned, Charles P. Boner, did personally appear and acknowledge himself/herself to be the authorized representative for Volunteer Mortgage, Inc. and that he/she, entered into and executed the foregoing instrument for the purposes therein contained.

My Commission Expires: 11-13-2017



My Commission Expires  
November 13, 2017

Carla Hoeksema  
Notary Public

**CERTIFICATE OF SERVICE**

I hereby certify that a copy of the foregoing **Agreed Order** was sent on this the 9 day of February, 2017, by certified mail, return receipt requested, to:

Mr. Charles Boner  
Volunteer Mortgage, Inc.  
One Vantage Way, Suite E240  
Nashville, Tennessee 37228

Via hand-delivery to:

Gary A. Stephens  
1025 Capital Center Drive, Suite 200  
Frankfort, Kentucky 40601

Kentucky Department of Financial Institutions

Name: Allison Z Hites

Title: Executive Staff Advisor