

COMMONWEALTH OF KENTUCKY  
PUBLIC PROTECTION CABINET  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
AGENCY CASE NO. 2015-AH-00068



DEPARTMENT OF FINANCIAL INSTITUTIONS

COMPLAINANT

vs.

AGREED ORDER

WESTERN OHIO MORTGAGE CORPORATION  
D/B/A INTERSTATE MORTGAGE (MC81426 and MC99372)

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. Western Ohio Mortgage Corporation d/b/a Interstate Mortgage ("Respondent") is authorized to do business in Kentucky as a mortgage company licensee pursuant to KRS Chapter 286.8, with a branch office located at 200 Whittington Parkway, Suite 101, Louisville, KY 40222. Respondent's license numbers are MC81426 and MC99372. (ICIE# 307369)

3. DFI conducted an examination of the Respondent on June 4, 2014, and discovered that the examined branch started taking applications in November 2013; however, the branch did not obtain a license until February 3, 2014. During this time period 18 loans had signed applications that identified this branch location 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 eight thousand dollars (\$8,000.00) 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 eight thousand dollars (\$8,000.00) for the violation(s) described herein;

b. Respondent agrees to and shall pay the total civil penalty assessed herein of eight thousand dollars (\$8,000.00). The payment shall be due when Respondent signs and returns 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. Respondent agrees to cease and desist from using an unlicensed loan processor in Kentucky and originating loans from branch locations until such time as the requirements of KRS Chapter 286.8 are met.

10. 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.

11. 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.

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

IT IS SO ORDERED on this the 30<sup>th</sup> day of April, 2015.

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

**Consented to:**

This <sup>30th</sup>~~27th~~ day of April, 2015.

This 29th day of April, 2015.

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

Teresa Rose  
Authorized Representative  
Western Ohio Mortgage Corporation  
d/b/a Interstate Mortgage  
License # MC81426 and MC99372

**ACKNOWLEDGEMENT**

STATE OF Ohio )  
COUNTY OF Shelby )

On this the 29th day of April, 2015, before me Kimberly Muller, the undersigned, Teresa Rose, did personally appear and acknowledge himself/herself to be the authorized representative for Western Ohio Mortgage Corporation d/b/a Interstate Mortgage and that he/she, entered into and executed the foregoing instrument for the purposes therein contained.

My Commission Expires: Jan 4, 2016

Kimberly Muller  
Notary Public



Muller  
KIMBERLY A. NISHWITZ, Notary Public  
In and for the State of Ohio  
My Commission Expires Jan. 4, 2016

**CERTIFICATE OF SERVICE**

I, Christina Hayden, hereby certify that a copy of the foregoing **Agreed Order** was sent on this the 1 day of May, 2015, by certified mail, return receipt requested, to:

Ms. Teresa Rose, President  
Western Ohio Mortgage Corporation  
733 Fair Road  
Sidney, OH 45365

Via hand-delivery to:

Hon. Gary W. Adkins  
1025 Capital Center Drive, Suite 200  
Frankfort, Kentucky 40601

  
Christina Hayden  
Department of Financial Institutions