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**STATE OF OREGON  
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES  
DIVISION OF FINANCE AND CORPORATE SECURITIES  
ENFORCEMENT SECTION**

**BEFORE THE DIRECTOR OF THE DEPARTMENT  
OF CONSUMER AND BUSINESS SERVICES**

**In the Matter of:**

**M-09-0010**

**FIDELITY MORTGAGE  
SOLUTIONS, LLC,**

**ORDER OF CONDITIONAL  
MORTGAGE BANKER/BROKER  
LICENSE  
AND  
CONSENT TO ENTRY OF ORDER**

**Respondent.**

**WHEREAS**, The Director of the Department of Consumer and Business Services for the State of Oregon (hereinafter "the Director") conducted an investigation of Fidelity Mortgage Solutions, LLC and determined that the public interest is served by conditioning Fidelity Mortgage Solutions, LLC's license pursuant to ORS 59.840 et seq.

**WHEREAS**, Fidelity Mortgage Solutions, LLC wishes to resolve and settle this matter with the Director,

**NOW THEREFORE**, the Director **GRANTS** a conditional mortgage banker/broker license to Fidelity Mortgage Solutions, LLC until further order of the Director subject to renewal fee and document requirements. Fidelity Mortgage Solutions, LLC **CONSENTS** to entry of this order upon the Director's Findings of Fact and Conclusions of Law as stated hereinafter:

**FINDINGS OF FACT**

The Director **FINDS** that:

1. First Pacific Lending Inc. (hereinafter "First Pacific") obtained a license to engage in Oregon residential mortgage transactions, license ML 2432, on July 27, 2005. First Pacific's license was conditioned pursuant to consent order M-08-0023 (hereinafter "the 2008 Order")



1 entered into between First Pacific and the Director on August 22, 2008. The 2008 Order is  
2 attached as Exhibit A and hereby incorporated by reference.

3 2. On November 18, 2008, First Pacific surrendered the conditional license resulting from  
4 the 2008 Order.

5 3. John Leonidas was the control person, experienced person, loan originator and sole  
6 owner of First Pacific.

7 4. Fidelity Mortgage Solutions, LLC (hereinafter "Fidelity Mortgage") is an Oregon  
8 domestic corporation first registered on May 24, 2005. Principal offices for Fidelity Mortgage  
9 are located at 1255 NW 9th Avenue #612, Portland, Oregon, 97209.

10 5. Fidelity Mortgage applied for an Oregon mortgage lender license on January 26, 2009.  
11 The application listed John Leonidas (hereinafter "Leonidas") as 25% owner and Adrian  
12 Muntean (hereinafter "Muntean") as 75% owner.

13 6. The application indicated that Muntean would serve as the experienced person for  
14 Fidelity Mortgage. Muntean's experience in the past five years includes acting as a real estate  
15 broker from May 15, 2001 through January 1, 2005 for Column One Properties, acting as a real  
16 estate broker from January 1, 2005 through the date of the application for RealProNW.com and  
17 acting as a loan originator for First Pacific between April 10, 2007 and November 18, 2008.

18 7. Based upon the experience listed in the application, Muntean acted as a loan originator  
19 for 19 months. Muntean also spent an additional 38 months of the five-year period acting as a  
20 real estate broker, for which Muntean received credit for 12 months mortgage experience as  
21 allowed under OAR 441-860-0060(2)(f). Therefore, Muntean has a total of 31 months mortgage  
22 lending experience.

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Division of Finance and Corporate Securities  
Labor and Industries Building  
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Salem, OR 97301-3881  
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1 **CONCLUSIONS OF LAW**

2 The Director **CONCLUDES** that:

3 1. Muntean does not have at least three years experience in mortgage lending in the past  
4 five years and therefore does not qualify to be an experience person for Fidelity Mortgage as  
5 required by ORS 59.850(2).

6 2. The loan application submitted by Fidelity Mortgage is incomplete in that it does not  
7 identify a qualified experienced person, which constitutes grounds to deny or condition a  
8 mortgage lender license under ORS 59.865(5).

9 3. The mortgage broker license issued to Fidelity Mortgage, in part owned by John  
10 Leonides, former owner of First Pacific while it was subject to the conditional license under the  
11 2008 Order, shall be further conditioned based on the 2008 Order and as provided by ORS  
12 59.870.

13 **ORDER**

14 **NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDERS:**

15 The Director, pursuant to ORS 59.865, ORS 59.870, ORS 59.880 and ORS 59.885,  
16 hereby **ORDERS** that, effective the date of this order, a conditional Oregon mortgage lender  
17 license shall be issued to Fidelity Mortgage until further order of the Director subject to renewal  
18 fee and document requirements.

19 The conditional license shall be subject to the following conditions such that if Fidelity  
20 Mortgage fails to comply with the conditions, Fidelity Mortgage agrees that the license shall be  
21 revoked immediately.

- 22 1. Respondent will submit an amendment to the application naming John Leonidas  
23 as experienced person.
- 24 2. Respondent will comply with ORS 59.840 through 59.996, OAR 441-850-0005  
25 through 441-885-0010 and any rule, order or policy issued by the Director,  
26 including but specifically not limited to:

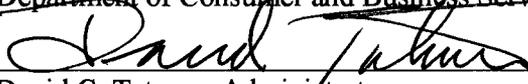


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- a) Respondent shall notify the Director within 30 days of the hire or termination of a loan originator;
  - b) Respondent shall obtain a criminal records check prior to the hire of a loan originator;
  - c) Respondent shall not employ any loan originator who has not completed the required entry-level or continuing education requirements in compliance with OAR 441-880-0020;
  - d) Respondent shall immediately terminate any loan originator who has not completed the required entry-level or continuing education in compliance with OAR 441-880-0020;
  - e) Respondent shall provide each borrower all disclosures required by the Truth in Lending Act prior to the close of any mortgage;
  - f) Respondent shall maintain a compliant rate lock or float agreement in each borrower file; and
  - g) Respondent shall not allow a borrower to sign a blank document.
3. Respondent's mortgage banker/broker license will be revoked if respondent fails to comply with any provisions of this order.

The entry of this Order in no way limits further remedies which may be available to the Director under Oregon law.

Dated this 18<sup>th</sup> day of February, 2009 at Salem, Oregon.

CORY STREISINGER, Director  
Department of Consumer and Business Services  
  
David C. Tatman, Administrator  
Division of Finance and Corporate Securities

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**CORPORATE CONSENT TO ENTRY OF ORDER**

I, John Leonidas, state that I am an officer of Fidelity Mortgage Solutions, LLC, and I am authorized to act on its behalf; that I have read the foregoing Order and that I know and fully understand the contents hereof; that I and this entity have been advised of the right to a hearing and of the right to be represented by counsel in this matter; that Respondent voluntarily and without any force or duress, consents to the entry of this Order, expressly waiving any right to a hearing in this matter; that Respondent understands that the Director reserves the right to take further actions to enforce this Order or to take appropriate action upon discover of other violations of the Oregon Mortgage Lender Law; and that Respondent will fully comply with the terms and conditions stated herein.

Respondent further assures the Director that neither Respondent, nor its officers, directors, employees or agents will effect mortgage transactions in Oregon unless such activities are in full compliance with the Oregon unless such activities are in full compliance with the Oregon Mortgage Lender Law.

Respondent understands that this Consent Order is a public document.

Dated this 11<sup>th</sup> day of February 2009

By: *John Leonidas*  
John Leonidas  
CFO  
Office Held

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Labor and Industries Building  
350 Winter Street NE, Suite 410  
Salem, OR 97301-3881  
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**CORPORATE ACKNOWLEDGMENT**

There appeared before me this 11 day of Feb 2009 who was first duly  
JOHN LEONIDAS  
sworn on oath, and stated that he ~~was~~ and is an officer of Respondent and that he is authorized  
and empowered to sign this Consent to Entry of Order on behalf of Respondent, and to bind  
Respondent to the terms hereof.

Kim Brune

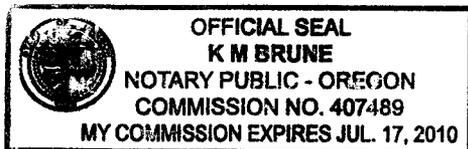
Signature of Notary

KIM BRUNE

Printed Name of Notary Public

Notary Public for the State of: OREGON

My commission expires: \_\_\_\_\_



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