

STATE OF OREGON
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
DIVISION OF FINANCE AND CORPORATE SECURITIES
BEFORE THE DIRECTOR OF THE DEPARTMENT
OF CONSUMER AND BUSINESS SERVICES

In the Matter of:

Nationstar Mortgage LLC,
NMLS# 2119

Respondent.

M-11-0129
Order to Cease and Desist, Order
Assessing Exam Expenses, and Consent
to Entry of Order

WHEREAS the Director of the Department of Consumer and Business Services for the State of Oregon (hereinafter “the Director”) conducted an investigation of Nationstar Mortgage LLC and determined that Nationstar Mortgage LLC engaged in activities constituting a violation of ORS 86A.100 et seq., previously ORS 59.840 et seq., and OAR 441-850-0005 through 441-885-0010 (hereinafter collectively cited as the “Oregon Mortgage Lender Law”); and

WHEREAS Nationstar Mortgage LLC wishes to resolve and settle this matter with the Director,

NOW THEREFORE, as evidenced by the authorized signature subscribed on this order, Nationstar Mortgage LLC hereby 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. Nationstar Mortgage LLC (hereinafter “Nationstar”) is a Delaware limited liability company first formed on February 9, 2001 with principal offices located at 350 Highland Drive, Lewisville, Texas 75067.
- 2. Nationstar received a mortgage banker/broker license from the Oregon Division of

Division of Finance and Corporate Securities
Labor and Industries Building
350 Winter Street NE, Suite 410
Salem, OR 97301-3881
Telephone: (503) 378-4387





1 Finance and Corporate Securities (hereinafter the “Division”) on April 8, 1997, NMLS#2119.

2 3. On March 28, 2011, an examiner employed by the Division completed a desk
3 examination of the books and records of Nationstar, and the company received a marginal score
4 of 4 out of a possible 5, with 5 being the worst.

5 4. The examination revealed, among other things, deficiencies in criminal background
6 checks, unlicensed loan originator activity, insufficient interest rate lock/float agreements, and
7 various Truth in Lending Act disclosure violations.

8 5. On or about June 7, 2011, the Division mailed a report detailing the examination
9 findings (hereinafter “examination report”) with a cover letter to the company’s address of
10 record requiring a response within two weeks. No response was received.

11 6. On July 5, 2011, the Division sent an e-mail to the company’s e-mail address of record,
12 compliance@nationstarmail.com, notifying them that the response was due and attached an
13 electronic copy of the examination report.

14 7. Since the Division had not received a response, on July 25, 2011, a second e-mail was
15 sent reminding that the response was due and attached a copy of the examination report.

16 8. On August 15, 2011, the Division sent a letter to Nationstar warning that the response to
17 the examination report was due and gave the company until September 15, 2011 to file the
18 response.

19 9. The Division received a response to the examination report on February 21, 2012 and
20 additional information from Nationstar on April 28, 2012. The Division approved of the
21 response on June 6, 2012.

22 10. Division employees spent 8 hours of enforcement time following the issuance of the
23 examination report working to complete the examination.

24 CONCLUSIONS OF LAW

25 The Director **CONCLUDES** that:

26 1. By failing to submit a timely response to the Division’s examination report, Nationstar



1 violated ORS 86A.115(11).

2 2. Eight hours of Division examiner and enforcement time spent preparing this case
3 following the issuance of the examination report subjects Nationstar to \$75 an hour examination
4 expenses under ORS 86A.124 and OAR 441-860-0110(2).

5 **ORDER**

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

7 The Director, pursuant to ORS 86A.127, hereby orders Nationstar to Cease and Desist
8 from violating the Oregon Mortgage Lender Law.

9 Pursuant to OAR 441-860-0110(2), Nationstar must pay \$600 in additional examination
10 expenses (\$75.00 x 8 for the 8 hours of Division time spent preparing this case. The entry of
11 this Order in no way limits further remedies which may be available to the Director under
12 Oregon law.

13 The entry of this Order in no way limits further remedies which may be available to the
14 Director under Oregon law, including for the violations noted in the Conclusions of Law section
15 above.

16 Dated this 30th day of August, 2012.

17
18 Patrick M. Allen, Director
19 Department of Consumer and Business Services

20
21 /s/ David Tatman
22 David C. Tatman, Administrator
23 Division of Finance and Corporate Securities

24 **ENTITY CONSENT TO ENTRY OF ORDER**

25 I, Gloria D. Fillmon, state that I am an officer of Nationstar and I am authorized to act
26 on its behalf. I have read the foregoing order and that I know and fully understand the contents
hereof. I have been advised of the right to a hearing and of the right to be represented by

1 counsel in this matter. Nationstar voluntarily and without any force or duress consents to the
2 entry of this order expressly waiving any right to a hearing in this matter. Nationstar
3 understands that the Director reserves the right to take further actions to enforce this order or to
4 take appropriate action upon discovery of other violations of the Oregon Mortgage Lender
5 Law. Nationstar will fully comply with the terms and conditions stated herein.

6 Nationstar further assures the Director that neither Nationstar nor its officers, directors,
7 employees, or agents will effect mortgage transactions in Oregon unless such activities are in
8 full compliance with the Oregon Mortgage Lender Law. Nationstar understands that this
9 Consent Order is a public document.

10 Dated this 29th day of August, 2012.

11
12 By /s/ Gloria D. Fillmon

13 Vice President
14 Office Held

15 **ENTITY ACKNOWLEDGMENT**

16 There appeared before me this 29th day of August, 2012,
17 Gloria D. Fillmon who was first duly sworn on oath, and stated that (s)he was and is an officer
18 of Nationstar and that (s)he is authorized and empowered to sign this Consent to Entry of
19 Order on behalf of Nationstar and to bind Nationstar to the terms hereof.

20 /s/ Charlene K. Taylor
21 Notary Public for the State of: Texas

22 My commission expires: 9/23/2014
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