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**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**

<p>In the Matter of:</p> <p>Team Dynamics, LLC and Adam Reinke;</p> <p style="text-align: center;">Respondents.</p>	<p>DM-12-0091</p> <p>Order to Cease and Desist, Order Assessing Civil Penalties, and Consent to Entry of Order</p>
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WHEREAS the Director of the Department of Consumer and Business Services for the State of Oregon (hereinafter “the Director”) conducted an investigation of Team Dynamics, LLC (hereinafter “Team Dynamics”) and Adam Reinke (hereinafter “Reinke”) and determined that Team Dynamics and Reinke engaged in activities constituting a violation of ORS 86A.100 et seq. and OAR 441-850-0005 through 441-885-0010 (hereinafter collectively cited as the “Oregon Mortgage Lender Law”) and the Oregon statutes regulating debt management service providers, ORS 697.602 through 697.842; and

WHEREAS Team Dynamics and Reinke wish to resolve and settle this matter with the Director,

NOW THEREFORE, as evidenced by the authorized signatures subscribed on this order, Team Dynamics and Reinke hereby **CONSENT** to entry of this order upon the Director’s Findings of Fact and Conclusions of Law as stated hereinafter:

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





FINDINGS OF FACTS

The Director FINDS that:

1. At all times material to this order, Team Dynamics was an Oregon limited liability company formed on January 19, 2010 with a mailing address of 3204 NW 113th Circle, Vancouver, Washington 98685.
2. The Oregon Secretary of State's records currently list Team Dynamics as an inactive entity.
3. Neither Team Dynamics nor Adam Reinke have ever held a license to engage in residential mortgage transactions as a mortgage broker in Oregon, and neither Team Dynamics nor Adam Reinke have ever been registered to provide debt management services in Oregon.
4. At all times material to this order, consumer "NS" was an Oregon resident and was party to a residential mortgage loan secured by property located in Oregon.
5. In October 2009, Team Dynamics and Reinke offered, for a fee, to negotiate a modification of NS's residential mortgage loan with NS's lender including, but not limited to, a reduction in the principal, interest, penalties or fees associated with the loan.
6. On or about October 12, 2009, NS paid Team Dynamics and Reinke \$1,495 for the loan modification services.
7. After NS began communicating with her lender on her own behalf, in August 2010, NS received an offer for a trial loan modification from her lender.

CONCLUSIONS OF LAW

The Director CONCLUDES that:

1. Team Dynamics and Reinke acted as a "mortgage broker" under ORS 86A.100(5)(a)(C) when Team Dynamics and Reinke, for compensation, or in the expectation of compensation, either directly or indirectly made, negotiated, or offered to make or negotiate a modification to the terms and conditions of NS's mortgage loan.
2. Team Dynamics and Reinke engaged in "residential mortgage transactions in this state"



1 under ORS 86A.103(2) by acting as a mortgage broker when Team Dynamics and Reinke
2 offered to negotiate a modification to the terms and conditions of NS's residential mortgage
3 loan secured by property located in Oregon.

4 3. Team Dynamics and Reinke violated 86A.103(1) by engaging in residential mortgage
5 transactions in Oregon without first obtaining a license as a mortgage broker under ORS
6 86A.095 to 86A.198.

7 4. Team Dynamics and Reinke received money or other valuable consideration, or
8 expected to receive money or other valuable consideration, for obtaining or attempting to
9 obtain, as an intermediary on NS's behalf, a concession from a creditor including, but not
10 limited to, a reduction in the principal, interest, penalties or fees associated with the debt under
11 ORS 697.602(2)(d) without registering under ORS 697.632 in violation of ORS 697.612(1)(a).

12 5. Team Dynamics and Reinke violated ORS 697.692 by accepting or receiving an initial fee
13 of more than \$50 from NS.

14 **ORDER**

15 NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDER:

16 Pursuant to ORS 86A.127(4) and 697.825(1)(a), the Director hereby ORDERS Team
17 Dynamics and Reinke, and all entities owned or controlled by Team Dynamics and Reinke, to
18 CEASE AND DESIST from violating the Oregon Mortgage Lender Law and the Oregon
19 statutes regulating debt management service providers, ORS 697.602 to 697.842.

20 Reinke agrees to pay restitution to NS in the amount of \$1,495 on or before February
21 5, 2013.

22 Pursuant to ORS 86A.992, the Director may assess a CIVIL PENALTY in the amount
23 of not more than \$5,000 per violation against any person who violates or who procures, aids or
24 abets in the violation of any provision of the Oregon Mortgage Lender Law or any rule or order
25 issued under ORS 86A.124 or ORS 86A.242. Pursuant to ORS 697.832, the Director may assess
26 a CIVIL PENALTY in an amount of not more than \$5,000 per violation against any person who



1 violates ORS 697.612 or ORS 697.642 to 697.702, rules adopted under ORS 697.632, or any
2 order issued under ORS 697.825.

- 3 a. Pursuant to ORS 86A.224(3)(a) and ORS 697.832, the Director hereby ORDERS
4 Team Dynamics and Reinke to pay a CIVIL PENALTY, jointly and severally, in
5 the amount of \$10,000. This civil penalty is based upon \$5,000 for the violation
6 of ORS 86A.103(1) (unlicensed mortgage broker)/ORS 697.612 (unregistered
7 debt management service provider) and \$5,000 for the violation of ORS 697.692
8 (unlawful DMSP fees).
- 9 b. The Director suspends payment of \$9,000 of the \$10,000 civil penalty for a period
10 of three years, so long as Reinke makes a full timely restitution payment to N.S.
11 as provided by the terms of this order, and so long as Team Dynamics and Reinke
12 do not violate any provision of the Oregon Mortgage Lender Law or the Oregon
13 statutes regulating debt management services.
- 14 c. If Team Dynamics and Reinke make a full timely restitution payment to NS, do
15 not violate the Oregon Mortgage Lender Law, the Oregon statutes regulating
16 debt management service providers, or the terms of this order, in three years
17 from the date of the order, the suspended portion of the civil penalty is waived.
- 18 d. Payment of the non-suspended portion of the civil penalty, \$1,000, is due on or
19 before March 1, 2013.

20 Team Dynamics and Adam Reinke shall, for all Oregon consumers with which they
21 have previously provided any services that are regulated by ORS Ch. 86A and/or ORS Ch. 697,
22 wind up all remaining loan modification, debt management, and/or any other similar activities
23 on or before February 5, 2013. Winding up shall include but is not be limited to: (1)
24 discontinuing all negotiations with any party on any Oregon client's behalf; (2) notifying all
25 lenders, intermediaries, and any other involved parties that Team Dynamics and Adam Reinke
26 are discontinuing its negotiations on behalf of the Oregon consumer and that all further contact

1 regarding the loan modification should be made directly with the Oregon consumer; and (3)
2 returning all loan modification files and other documents to Oregon consumers.

3 The entry of this order in no way further limits remedies that may be available to the
4 Director under Oregon law.

5 Dated this 1st day of February, 2013.

6 PATRICK M. ALLEN, Acting Director
7 Department of Consumer and Business Services

8 /s/ David Tatman
9 David C. Tatman, Administrator
10 Division of Finance and Corporate Securities

11 **ENTITY CONSENT TO ENTRY OF ORDER**

12 I, Adam Reinke, state that I am an officer of Team Dynamics, and I am authorized to
13 act on its behalf. I have read the foregoing order and that I know and fully understand the
14 contents hereof. I have been advised of the right to a hearing and of the right to be represented
15 by counsel in this matter. Team Dynamics voluntarily and without any force or duress
16 consents to the entry of this order expressly waiving any right to a hearing in this matter. Team
17 Dynamics understands that the Director reserves the right to take further actions to enforce this
18 order or to take appropriate action upon discovery of other violations of the Oregon Mortgage
19 Lender Law an the Oregon statutes regulating debt management service providers, and that
20 Team Dynamics will fully comply with the terms and conditions stated herein.

21 Team Dynamics further assures the Director that neither Team Dynamics, nor its
22 officers, directors, employees, or agents will effect mortgage transactions in Oregon unless
23 such activities are in full compliance with the Oregon Mortgage Lender Law and the Oregon
24 statutes regulating debt management service providers. Team Dynamics understands that this
25 Consent Order is a public document.

26 ///



1 Dated this 28th day of January , 2013.

2 By /s/ Adam Reinke

3 Owner

4 Office Held

5 **ENTITY ACKNOWLEDGMENT**

6 There appeared before me this 28th day of January 2013,
7 Adam J. Reinke, who was first duly sworn on oath, and stated that she was and is an officer of
8 Team Dynamics and that she is authorized and empowered to sign this Consent to Entry of
9 Order on behalf of Team Dynamics and to bind Team Dynamics to the terms hereof.

10 /s/ Barry Sovers

11 Notary Public for the State of: Oregon

12 My commission expires: 2/14/2014

13 **CONSENT TO ENTRY OF ORDER**

14 I, Adam Reinke, state that I have read the foregoing order, and I know and fully
15 understand the contents hereof. I have been advised of the right to a hearing and of the right to
16 be represented by counsel in this matter, and I desire to resolve and settle this matter with the
17 Director. I voluntarily, without any force or duress, consent to the entry of this order, expressly
18 waiving any right to a hearing in this matter. I understand that the Director reserves the right to
19 take further actions to enforce this order or to take appropriate action upon discovery of other
20 violations of the Oregon Mortgage Lender Law and the Oregon statutes regulating debt
21 management service providers, and I will fully comply with the terms and conditions stated
22 herein.

23 I understand that this consent order is a public document.

24 Dated this 28th day of January, 2013.

25 By /s/ Adam Reinke

26 Adam Reinke

