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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>Surratt Properties LLC dba Helping Hand Equity;</p> <p>Respondent.</p>	<p>MSD-13-0154</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 “Director”) conducted an investigation of Surratt Properties LLC dba Helping Hand Equity (hereinafter “Surratt”) and determined that Surratt engaged in activities constituting a violation of Oregon Revised Statutes (“ORS”) 446.661 et seq. (hereinafter “Oregon Manufactured Structure Dealers and Dealerships Law”); and

WHEREAS Surratt wishes to resolve and settle this matter with the Director;

NOW THEREFORE, as evidenced by the authorized signature subscribed on this Consent Order, Surratt hereby consents to entry of the order upon the Director’s Findings of Fact and Conclusions of Law as stated hereinafter:

FINDINGS OF FACTS

The Director FINDS that:

- Surratt is a Washington Limited Liability Company with a principal place of business located at 5305 E 18th Street Suite 213, Vancouver, Washington 98661.

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 2. Surratt received an Oregon manufactured structure dealer (hereinafter “MSD”) license
2 on January 4, 2013 and is currently active.

3 3. Neither Surratt nor any of the company principals were previously licensed as an
4 Oregon MSD.

5 4. On or about October 30, 2012, the Division received information reporting that two
6 different websites (www.helpinghand andhouse.com, www.mhvillage.com) listed that Surratt
7 held an Oregon MSD license (MSD-217).

8 5. License MSD-217 belongs to Lynn Rouse (hereinafter “Rouse”) dba CR Homes
9 (hereinafter “CR Homes”).

10 6. C R Homes is a sole proprietorship with a principal place of business located at 38554
11 Highway 226, Scio, Oregon 97374.

12 7. C R Homes received a MSD license on April 25, 2005 and is currently active.

13 8. Surratt was not a registered assumed business name of C R Homes, and none of the
14 Surratt employees were employed by C R Homes.

15 9. Rouse confirmed that she allowed Surratt to use C R Homes’ MSD license, as she
16 mistakenly understood that Surratt employees could operate as independent contractors of C R
17 Homes under its license.

18 10. On or about July 4, 2012, Surratt sold a manufactured structure (210192) to Oregon
19 residents CT and LC using C R Homes’ license.

20 11. On or about August 8, 2012, Surratt sold a manufactured structure (233506) to Oregon
21 residents RM and AM using C R Homes’ license.

22 12. On or about September 23, 2012, Surratt sold a manufactured structure (233506) to
23 Oregon resident CM using C R Homes’ license.

24 13. In addition, one of the principals of Surratt reported to the Division that they mistakenly
25 understood that since their company is licensed and located in Washington that an Oregon
26 license was not needed.

1 CONCLUSIONS OF LAW

2 The Director CONCLUDES that:

3 1. Surratt acted as a manufactured structure dealer on three occasions by selling
4 manufactured structures in Oregon without a license in violation of ORS 446.671.

5 ORDER

6 NOW, THEREFORE, the Director issues the following orders:

7 Pursuant to ORS 446.748, the Director hereby orders Surratt to cease and desist from
8 violating the Oregon Manufactured Structure Dealers and Dealerships Law.

9 Pursuant to ORS 446.995, the Director may assess a CIVIL PENALTY of up to \$5,000
10 for each violation of the Oregon Manufactured Structure Dealers and Dealerships Law.

11 Pursuant to this provision, the Director hereby orders that:

- 12 a. Surratt pay a \$4,500 civil penalty to the State of Oregon for the violations of
13 ORS 446.671; and
- 14 b. The Director suspends payment of \$2,100 of the civil penalty for a period of three
15 years, so long as Surratt makes a full timely payment of the civil penalty as
16 provided by the terms of this order, and so long as Surratt does not violate the
17 Oregon Manufactured Structure Dealers and Dealerships Law.
- 18 c. Payments of \$500 are due on the 20th day of the month until the complete balance
19 of the non-suspended portion of the civil penalty (\$2,400) is paid. The first
20 payment was received on May 18, 2015.
- 21 d. If Surratt makes a full timely payment of the civil penalty, does not violate the
22 Oregon Manufactured Structure Dealers and Dealerships Law or the terms of this
23 order, in three years from the date of the order, the suspended portion of the civil
24 penalty is waived.

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



1 Dated this 24th day of June , 2015.

2 PATRICK M. ALLEN, Director
3 Department of Consumer and Business Services

4 /s/ David Tatman
5 David C. Tatman, Administrator, Division of Finance and
6 Corporate Securities

6 ENTITY CONSENT TO ENTRY OF ORDER

7 I, Angela Surratt, state that I am an officer of Surratt and I am authorized to
8 act on its behalf. I have read the foregoing order, and I know and fully understand the contents
9 hereof. I have been advised of the right to a hearing and of the right to be represented by
10 counsel in this matter. Surratt voluntarily and without any force or duress consents to the entry
11 of this order expressly waiving any right to a hearing in this matter. Surratt understands that
12 the Director reserves the right to take further actions to enforce this order or to take appropriate
13 action upon discovery of other violations of the Oregon Mortgage Lender Law. Surratt will
14 fully comply with the terms and conditions stated herein.

15
16 Surratt further assures the Director that neither Surratt nor its officers, directors,
17 employees, or agents will effect mortgage transactions in Oregon unless such activities are in
18 full compliance with the Oregon Mortgage Lender Law. Surratt understands that this Consent
19 Order is a public document.

20 Dated this 15 of June 2015.

21 By /s/ Angela Surratt

22 Owner

23 Office Held



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ENTITY ACKNOWLEDGMENT

There appeared before me this 15 day of June, 2015,
Angela Surratt, who was first duly sworn on oath, and stated that he was and is an officer of
Surratt and that he is authorized and empowered to sign this Consent to Entry of Order on
behalf of Surratt and to bind Surratt to the terms hereof.

/s/ Heather M. Beal

Notary Public for the State of: Washington

My commission expires: 3/1/17

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