STATE OF OREGON
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
DIVISION OF FINANCIAL REGULATION

In the Matter of:	Case No. M-17-0046
Peterson Funding LLC, Respondent.	ORDER TO CEASE AND DESIST, FINAL ORDER REVOKING LICENSES AND CONSENT TO ENTRY OF ORDER

The Director of the Department of Consumer and Business Services for the State of Oregon ("Director") conducted a routine examination of Peterson Funding LLC ("Respondent") and determined that Respondent engaged in activities constituting multiple violations of Oregon Revised Statutes ("ORS") 86A.100 et seq. and Oregon Administrative Rules ("OAR") 441-850-0005 through 441-885-0010 ("Oregon Mortgage Lender Law").

Respondent wishes to resolve and settle this matter with the Director.

Now, therefore, as evidenced by the signature(s) subscribed on this Order, Applicant hereby CONSENTS to entry of this Order.

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

FINDINGS OF FACT

The Director FINDS that:

1. Respondent, NMLS ID # 845088, is a foreign limited liability corporation registered in Utah since September 28, 2011, with a principal place of business of 12180 S 300 E #40, Draper, UT 84020.

2. Respondent has been registered with the Oregon Secretary of State's office since May 24, 2016. Brent Peterson ("Peterson") is the only listed limited liability corporation member.

3. Respondent has been licensed with the Division of Financial Regulation ("Division") to provide lending services secured by residential property in Oregon since May 27, 2016.

4. Peterson, NMLS ID #156879, is listed as a control person of Respondent. Peterson has been licensed by the Division since December 16, 2016.

5. On April 11, 2017, the Division completed an audit of Respondent and found the following violations:

A. An online search of Peterson Funding LLC revealed the use of an unauthorized trade name of "Utah Mortgage Guys."

B. The online search also revealed the use of the domain name www.countryrate.com. "Countryrate" is an unauthorized trade name.

C. The Facebook and Twitter accounts of Peterson Funding LLC did not include the Oregon mortgage lender license number or NMLS company unique identifier.

D. The principal place of business registered with the Division for Respondent is a post office box facility. It is not a location where the owners, officers, directors or other control persons conduct business and maintain books and records.

E. Respondent failed to complete criminal records checks prior to hiring or requesting sponsorship for three mortgage loan originators.

F. Respondent failed to file second, third and fourth quarter 2016 Residential Mortgage Lending Reports no later than 45 days following the end of each calendar quarter.

6. On December 14, 2016, Respondent entered into a consent order in case M-16-0346 with the Division that included a $10,000 civil penalty with $9,000 suspended.

7. The consent order included the condition that Jonathan Baird ("Baird") and Peterson each complete 2 additional continuing education credits (beyond the amount required for renewal) that covers Oregon specific law to be completed by February 20,

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2017.

8. Baird and Peterson failed to complete their required additional continuing education credits by February 20, 2017.

CONCLUSIONS OF LAW

The Director CONCLUDES that:

9. Under 441-870-0080(2), all advertisements a mortgage broker disseminates by any means must contain the mortgage broker's unique identifier or Oregon-issued license number, the mortgage broker's name, or the mortgage broker's assumed business name that conforms to a name on file with the Director.

10. Respondent violated OAR 441-870-0080(2) by using unauthorized trade names and failing to identify their Oregon mortgage lender license number or NMLS company unique identifier on social media websites.

11. Pursuant to OAR 441-850-0005(25), "principal place of business" means that location, designated by the mortgage broker, where the owners, officers, directors or other control persons conduct business and maintain books and records.

12. Respondent has failed to provide a proper principal place of business in violation of OAR 441-850-0005(25).

13. Under OAR 441-860-0045(1), a mortgage broker must conduct a state criminal records check of each individual employed by the mortgage broker as a mortgage loan originator prior to hire or, for an existing employee not previously engaging in Oregon residential mortgage transactions, prior to sponsoring the loan originator's Oregon mortgage loan originator license.

14. In violation of OAR 441-860-0045(1), Respondent failed to complete criminal records checks on three mortgage loan originators.

15. Pursuant to OAR 441-865-0025, no later than 45 days following the end of

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each calendar quarter, a mortgage broker licensed at any time during the preceding calendar year must file a report of condition with the Director through the National Mortgage Licensing System and Registry concerning the broker's business and operations conducted during the preceding calendar year related to residential mortgage transactions.

16. Respondent failed to file the second, third and fourth quarter 2016 Residential Mortgage Lending Reports no later than 45 days following the end of each calendar quarter in violation of OAR 441-865-0025.

17. Under ORS 86A.115, the Director may by order deny, suspend, condition or revoke a license if the director finds that the licensee demonstrated negligence in performing any act for which the licensee is required to hold a license

ORDERS

Now therefore, the Director issues the following Orders:

18. The Director, pursuant to ORS 86A.127, hereby orders Respondent to cease and desist from violating Oregon's Mortgage Lender Law.

19. Based upon the foregoing and in accordance with ORS 86A.115, the Director ORDERS a REVOCATION of Peterson Funding LLCs Oregon mortgage broker license. Peterson Funding LLC agrees to the revocation of its license and a permanent bar from reapplying as a mortgage broker in Oregon.

20. The Director agrees not to collect the $9,000 civil penalty that was SUSPEND in case M-16-0346 at this time. The Director reserves the right to immediately assess and collect the $9,000 suspended CIVIL PENALTY upon a determination that Peterson Funding LLC or Brent Peterson has violated any term of this Order or the terms of the consent order in case M-16-0346.

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SO ORDERED this 13th day of June, 2017 in Salem, Oregon.

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

/s/ David Tatman
David C. Tatman, Chief of Enforcement
Division of Financial Regulation

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CONSENT TO ENTRY OF ORDER

I, Brent Peterson, state that I am an officer of Peterson Funding LLC and I am authorized to act on its behalf. I have read the foregoing Order and that I know and fully understand the contents hereof; that the factual allegations stated herein are true and correct; that I have been advised of my right to a hearing, and that I have been advised of my right to be represented by counsel in this matter. Peterson Funding LLC voluntarily consents to the entry of this Order without any force or duress, expressly waiving any right to a hearing in this matter, as well as any rights to administrative or judicial review of this order. Peterson Funding LLC understands that the Director reserves the right to take further actions to enforce this Order or to take appropriate action upon discovery of other violations of Oregon law. Peterson Funding LLC will fully comply with the terms and conditions stated herein.

Peterson Funding LLC understands that this Order is a public document.

/s/ Brent Peterson
Signature

Member/ PLM
Office Held

ENTITY ACKNOWLEDGMENT

State of Utah)
)
County of Salt Lake)

There appeared before me this 25th day of May, 2017, Brent Peterson, who was first duly sworn on oath, and stated that he was and is an officer of Peterson Funding LLC and that he is authorized and empowered to sign this Consent to Entry of Order on behalf of Peterson Funding LLC and to bind Peterson Funding LLC to the terms hereof.

/s/ Uchenna Victor Amakon
Notary Public

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