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

In the Matter of: HOME LOAN ENTERPRISE, a Foreign Business Corporation, and SCOTT LIU, an individual. Respondents.	Case No. M-17-0134 ORDER TO CEASE AND DESIST, FINAL ORDER ASSESSING CIVIL PENALTY, AND CONSENT TO ENTRY OF ORDER

The Director of the Department of Consumer and Business Services for the State of Oregon ("Director"), acting in accordance with Oregon Revised Statutes ("ORS") 86A.095 et seq. and Oregon Administrative Rules ("OAR") 441-850-0005 through 441-885-0010 (collectively, "Oregon Mortgage Lender Law"), has determined that Home Loan Enterprise ("HLE") and Scott Liu ("Liu") engaged in activities constituting violations of the Oregon Mortgage Lender Law.

Liu wishes to resolve and settle this matter with the Director.[1]

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

FINDINGS OF FACT

The Director FINDS that:

1. Liu's NMLS number is 385741. Liu has had an active company relationship with HLE, serving as a mortgage loan officer, since July 1, 2010.

2. At no time has Liu been licensed in Oregon as a mortgage loan originator.

3. In approximately July 2016, Liu, acting on HLE's behalf, offered or negotiated terms for a residential mortgage loan for residential property in Oregon.

[1] This Order only resolves this matter as it pertains to Liu.

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CONCLUSIONS OF LAW

The Director CONCLUDES that:

4. By offering or negotiating a residential mortgage loan in Oregon, Liu engaged in business as a mortgage loan originator.

5. By engaging in business as a mortgage loan originator in Oregon without first obtaining and maintaining a mortgage loan originator's license under ORS 86A.212, Liu violated ORS 86A.203(1)(a).

6. Because the Director has reason to believe that Liu has engaged in the foregoing violation of the Oregon Mortgage Lender Law, the Director may issue an order to Liu to cease and desist from violations of the Oregon Mortgage Lender Law, under ORS 86A.127(4).

ORDERS

Now therefore, the Director issues the following Orders:

7. Based upon the foregoing and as authorized by ORS 86A.127(4), the Director hereby ORDERS Liu to CEASE AND DESIST from violating any provision of the Oregon Mortgage Lender Law.

8. Based upon the foregoing and as authorized by ORS 86A.992(1), the Director hereby ORDERS that Respondent be subject to a CIVIL PENALTY of $1,000 for violating ORS 86A.203(1)(a).

9. The Director hereby suspends payment of $750 of the civil penalty for a period of three years, provided Liu:

(1) Pays the remaining $250 of the civil penalty; and

(2) Does not violate the Oregon Mortgage Lender Law within the three-year time period.

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10. The CIVIL PENALTY assessed herein is due and payable at the time this Order is returned to the Division.

SO ORDERED this 19th day of January, 2018.

CAMERON C. SMITH, Acting Director
Department of Consumer and Business Services

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

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CONSENT TO ENTRY OF ORDER

I, Scott Liu, state that I have read the foregoing Order and that I know and fully understand the contents hereof. I have been advised of my right to a hearing and of my right to be represented by counsel in this matter. I voluntarily consent 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. I understand that the Director reserves the right to take further actions against me to enforce this Order or to take appropriate action upon discovery of other violations of the Oregon Mortgage Lender Law by me. I will fully comply with the terms and conditions stated herein.

I understand that this Order is a public document.

/s/ Scott Liu

Signature

State of California

County of Orange

Signed or attested before me on this 2nd day of January, 2018 by Scott Liu.

/s/ M.A. Guendling

Notary Public

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