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:	**M-12-0027**
Greenbox Loans, Inc., NMLS #333659, Respondent.	**Order to Cease and Desist, Order Assessing Civil Penalty and Consent to Entry of Order**

RECITALS

WHEREAS the Director ("Director") of the Department of Consumer & Business Services for the State of Oregon ("Department") conducted an investigation into the activities of Greenbox Loans, Inc. ("Greenbox") and has determined that Greenbox engaged in activities constituting violations of ORS 86A.095 et seq. ("Oregon Mortgage Lender Law"); and

WHEREAS Greenbox wishes to resolve this matter with the Director;

NOW THEREFORE, as evidenced by the authorized signature subscribed on this order, Greenbox hereby CONSENTS to the entry of this order ("Consent Order") upon the Director's Findings of Fact and Conclusions of Law as stated hereinafter:

FINDINGS OF FACT

The Director FINDS that:

1. Greenbox is an active domestic California corporation that was first registered with the California Secretary of State Business Programs Division (Entity No. C2202134) on November 13, 2000.

2. Greenbox is an active foreign business corporation first registered with the Oregon

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Secretary of State Corporations Division (Registry Nbr. 797556-91) on September 7, 2011 and has been continuously registered with the Oregon Secretary of State Corporations Division through the date of the execution of this order.

3. Greenbox obtained an Oregon mortgage broker license from the Division of Finance and Corporate Securities ("Division") on October 21, 2011, and has been continuously licensed through the dated this order was executed.

4. As listed in the Nationwide Mortgage Licensing System ("NMLS"), Greenbox's principal place of business is 3250 Wilshire Blvd., Ste. 1600, Los Angeles, CA 90010.

5. In 2011, NMLS released its mortgage call report ("MCR") functionality. The MCR is comprised of individual reports of activity by state, called Residential Mortgage Loan Activity reports ("RMLA") that are compiled and submitted by the company to NMLS on a quarterly basis for each state in which the company does business or sponsors a mortgage loan originator license.

6. The MCR functionality was developed to provide entities licensed as mortgage brokers the ability to submit quarterly activity reports. Licensed mortgage brokers must submit MCR reports through the NMLS system within 45 days of the end of the quarter.

7. The NMLS online resource center provides the following MCR submission deadlines: (1) Quarter one - January 1 through March 31 - due May 15; (2) Quarter two ("Q2") April 1 through June 30, due August 14; (3) Quarter three ("Q3") July 1 through September 30, due November 14; and (4) Quarter four ("Q4") October 1 through December 31, due February 14.

8. Since this report was first required for first quarter of 2011, the Division has undertaken an extensive campaign to notify licensed mortgage brokers of the new MCR reporting requirement.

9. At all times relevant to this order, re@greenboxloans.com has been the e-mail address of record for Greenbox as listed in NMLS.

10. On February 3, 2012, the Division sent an email message to Greenbox, indicating that

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its Q4 report must be filed through NMLS by February 14, 2012.

11. On February 15, 2012, the Division sent a second email message to Greenbox, indicating that its Q4 report was due on February 14, 2012 and that it must be filed through NMLS by March 15, 2012.

12. On February 15, 2012, the Division sent a letter to Greenbox's address of record as listed in NMLS, indicating that Greenbox had not filed its Q4 MCR as required and that if the Q4 report was not filed by March 15, 2012 that the matter would be referred for enforcement action.

13. On March 19, 2012, the Division reviewed NMLS and confirmed that Greenbox had not filed its Q4 MCR and the matter was then referred to enforcement.

14. On March 28, 2012 Greenbox filed its Q4 MCR.

CONCLUSIONS OF LAW

The Director CONCLUDES that:

1. By failing to file the Q4 MCR including RMLA for Oregon in NMLS by March 15, 2011, Greenbox violated ORS 86A.239(2).

ORDERS

NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDERS:

The Director, pursuant to ORS 86A.127, hereby ORDERS Greenbox to Cease and Desist from violating Oregon's Mortgage Lender Law.

The Director, pursuant to ORS 86A.992(1), hereby ORDERS Greenbox to pay a civil penalty of $1,000.00 for the violation of ORS 86A.239(2) described herein.

Dated this 27th day of April, 2012.

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

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

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CORPORATE CONSENT TO ENTRY OF ORDER

I, Raymond Eshaghian, state that I am an officer of Greenbox Loans, Inc. ("Greenbox") and I am authorized to act on its behalf; that I have read the foregoing Order and that I know and fully understand the contents hereof; that I and this entity have been advised of the right to a hearing and of the right to be represented by counsel in this matter; that Greenbox voluntarily and without any force or duress, consents to the entry of this Consent Order, expressly waiving any right to a hearing in this matter; that Greenbox 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 the Oregon Mortgage Lender Law; and that Greenbox will fully comply with the terms and conditions stated herein.

I further assure the Director that neither Greenbox nor its officers, directors, employees or agents, will effect mortgage transactions in Oregon unless such activities are in full compliance with Chapter 86A of the Oregon Revised Statutes.

Greenbox understands that this Consent Order is a public document.

Dated this 25th day of April, 2012.

Greenbox Loans, Inc.,
A California Corporation

By: /s/ Raymond Eshaghian
Name: Raymond Eshaghian
Its: President

ENTITY ACKNOWLEDGMENT

There appeared before me this 25th day of April 2012, Raymond Eshaghian, who was first duly sworn on oath, and stated that he/she was and is an officer of Greenbox Loans, Inc. and that he/she is authorized and empowered to sign this Consent to Entry of Order on behalf of Greenbox Loans, Inc. and to bind Greenbox Loans, Inc. to the terms hereof.

/s/ L. Isas
Notary Public for the State of California
My commission expires: 7/31/2015

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