

STATE OF OREGON
DEPARTMENT OF CONSUMER AND BUSINESS SERVICES
DIVISION OF FINANCE AND CORPORATE SECURITIES
MORTGAGE LENDING SECTION

BEFORE THE DIRECTOR OF THE DEPARTMENT
OF CONSUMER AND BUSINESS SERVICES

In the Matter of:

True Mortgage, Inc.
NMLS# 1161891

Respondent.

M-14-0047
ORDER TO CEASE AND DESIST, ORDER
ASSESSING CIVIL PENALTIES, AND
CONSENT TO ENTRY OF ORDER

WHEREAS the Director of the Department of Consumer and Business Services for the State of Oregon (hereinafter “the Director”) conducted an investigation of True Mortgage, Inc. (hereinafter “TMI”) and determined that TMI violated ORS 86A.100 et seq. and OAR 441-850-0005 through 441-885-0010 (hereinafter cited as the “Oregon Mortgage Lender Law”); and

WHEREAS TMI wishes to resolve and settle this matter with the Director,

NOW THEREFORE, as evidenced by the authorized signatures subscribed on this order, TMI hereby CONSENTS to entry of this order upon the Director’s Findings of Fact and Conclusions of Law as stated hereinafter.

I. FINDINGS OF FACT

The Director FINDS that:

1. TMI is an Oregon corporation with a principal place of business located at 440 1st Ave E., Suite #3, Albany, Oregon 97321.
2. TMI received a mortgage banker/broker license from the Oregon Division of Finance and Corporate Securities (hereinafter “Division”) on March 12, 2014, NMLS# 1161891.
3. On July 18, 2014, the Division completed its first examination of the books and records

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1 of TMI.

2 4. Among other things, the exam revealed that an inactive loan originator without TMI
3 sponsorship originated a loan on behalf of TMI.

4 5. In order to be eligible to originate loans, a loan originator must have both an active
5 license and approved sponsorship.

6 6. Jordan Sparks received an Oregon loan originator license on July 24, 2013.

7 7. Sparks had an active license and was sponsored by Prestige Mortgage Services Inc. from
8 August 21, 2013 though December 31, 2013 and again from January 17, 2014 through April 1,
9 2014 when Prestige Mortgage Services removed his sponsorship.

10 8. TMI established a relationship with Sparks on April 4, 2014 but did not sponsor
11 his license.

12 9. Sparks' license has been in inactive status since April 2, 2014, and he has been ineligible
13 to originate loans since then.

14 10. On March 27, 2014, Sparks accepted a loan application dated March 24, 2014 by fax sent
15 from a borrower for an Oregon residential loan, and Sparks served as the loan originator on the
16 transaction.

17 11. TMI removed its relationship with Sparks on July 23, 2014 and has since sponsored all of
18 its active loan originators.

19 II. CONCLUSIONS OF LAW

20 The Director CONCLUDES that:

21 1. TMI failed to supervise diligently and control the mortgage-related activities of Sparks by
22 allowing him to originate an Oregon residential mortgage loan for TMI with an inactive license
23 and before TMI made a sponsorship request in violation of ORS 86A.115(16) and OAR 441-
24 880-0315(2).
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III. ORDER

NOW, THEREFORE, THE DIRECTOR ISSUES THE FOLLOWING ORDERS:

The Director, pursuant to ORS 86A.127, hereby orders TMI to cease and desist from violating the Oregon Mortgage Lender Law.

The Director, pursuant to ORS 86A.992, may assess civil penalties of up to \$5,000 per violation of the Oregon Mortgage Lender Law. The Director, pursuant to ORS 86A.992, hereby ORDERS TMI to pay a civil penalty of \$5,000 for the violation of ORS 86A.115(16) and OAR 441-880-0315(2).

The entry of this Order in no way limits further remedies which may be available to the Director under Oregon law.

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

/s/ David Tatman dated January 10, 2015
David C. Tatman, Administrator
Division of Finance and Corporate Securities

ENTITY CONSENT TO ENTRY OF ORDER

I, Sidney True, state that I am an officer of TMI and I am authorized to act on its behalf. I have read the foregoing order, and I know and fully understand the contents hereof. I have been advised of the right to a hearing and of the right to be represented by counsel in this matter. TMI voluntarily and without any force or duress consents to the entry of this order expressly waiving any right to a hearing in this matter. TMI 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. TMI will fully comply with the terms and conditions stated herein.

TMI further assures the Director that neither TMI nor its officers, directors, employees,

1 or agents will effect mortgage transactions in Oregon unless such activities are in full
2 compliance with the Oregon Mortgage Lender Law. TMI understands that this Consent Order
3 is a public document.

4 Dated this 30th of December 2014.

5 By /s/ Sidney True

6 President, True Mortgage, Inc.

7 Office Held

8 ENTITY ACKNOWLEDGMENT

9 There appeared before me this 30th day of December, 2014,
10 Sidney L. True, who was first duly sworn on oath, and stated that he was
11 and is an officer of TMI and that he is authorized and empowered to sign this Consent to Entry
12 of Order on behalf of TMI and to bind TMI to the terms hereof.

13 /s/ Alison M. Tompkins

14 Notary Public for the State of: Oregon

15 My commission expires: Sept 24 2017

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