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

In the Matter of: PORTLAND FUNDING, LLC, (NMLS # 499889), Respondent.	Case No. M-16-0298 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 Portland Funding, LLC (hereinafter "Portland Funding") and determined that Portland Funding engaged in conduct that constitutes a violation of ORS 86A.100 et seq. and OAR 441-850-0005 through 441-885-0010 (hereinafter collectively cited as the "Oregon Mortgage Lender Law"); and

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

NOW THEREFORE, as evidenced by the authorized signature subscribed on this order, Portland Funding hereby CONSENTS to entry of this order upon the Director's Findings of Fact and Conclusions of Law as stated hereinafter:

FINDINGS OF FACT

The Director FINDS that:

1. Portland Funding is an Oregon Limited Liability Company formed on December 13, 2010.

2. Portland Funding, NMLS #499889, obtained an Oregon mortgage broker/banker license on April 8, 2011, from the Oregon Division of Finance and Corporate Securities (hereinafter the "Division"), currently known as the Division of

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

Financial Regulation.

3. Portland Funding's principal place of business and mailing address is 645 NE 3rd Street McMinnville, Oregon 97128.

4. When mortgage licensing transitioned onto the NMLS, it moved from requiring the companies to provide their most recent financial statements for the renewal application to the NMLS requirement of filing the financial statements within 90 days following the end of the company's fiscal year.

5. The NMLS Resource Center provides specific information for Oregon licensees about the requirements to the file financial statements and how to complete them.

6. Portland Funding reported in NMLS that its fiscal year ends on December 31 each year. As such, Portland Funding's financial statements for 2015 were required to be uploaded to NMLS no later than March 30, 2016.

7. When Portland Funding did not timely upload these financial statements, NMLS set a system-generated deficiency on March 31, 2016, notifying the company of the requirement.

8. During the relevant time period, the company's email address of record has remained michaelhanks@truewholesalehouses.com, and the company's mailing address has not changed.

9. On April 18, 2016, since Portland Funding still had not filed its 2015 financial statements, the Division sent an email to the company at its email address of record and set a May 18, 2016 filing deadline advising that the matter would be referred to the Enforcement section and a civil penalty assessed if a timely filing was not made.

10. On April 18, 2016, the Division also sent a letter to the company's address of record setting a May 18, 2016 deadline for the company to file and warned that a civil penalty would be assessed if the 2015 financial statements were not filed by the new

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deadline.

11. On August 22, 2016, Portland Funding successfully filed the 2015 financial statements.

12. In prior years, Portland Funding made timely filings of these required financial statements.

CONCLUSIONS OF LAW

The Director CONCLUDES that:

13. Portland Funding violated ORS 86A.112(2) and OAR 441-865-0020(5) by failing to file the 2015 financial statements in NMLS by March 30, 2016.

ORDERS

Now, therefore, the Director issues the following ORDERS:

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

15. The Director, pursuant to ORS 86A.992, may assess civil penalties of up to $5,000 per violation of the Oregon Mortgage Lender Law. Pursuant to these provisions, the Director hereby orders Portland Funding to pay a civil penalty of $1,000 for the violation of ORS 86A.239(2) and OAR 441-865-0025. The Director suspends $500 of the $1,000 civil penalty provided that Portland Funding does not violate the Oregon Mortgage Lender Law for a period of three years from the date of this order. If Portland Funding does not violate the Oregon Mortgage Lender Law for a period of three years, the non-suspended portion of the civil penalty, $500, will be waived.

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SO ORDERED this 14th day of December, 2016 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

ENTITY CONSENT TO ENTRY OF ORDER

I, Mike Hanks, state that I am an officer of Portland Funding, 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. I have been advised of the right to a hearing and of the right to be represented by counsel in this matter. Portland Funding voluntarily and without any force or duress consents to the entry of this order expressly waiving any right to a hearing in this matter. Portland Funding 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. Portland Funding will fully comply with the terms and conditions stated herein.

Portland Funding further assures the Director that neither Portland Funding nor its officers, directors, employees, or agents will effect insurance transactions in Oregon unless such activities are in full compliance with Oregon law. Portland Funding understands that this consent order is a public document.

/s/ Julie Scothby
Notary Public for the State of: Oregon
My commission expires: April 5, 2019

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