

STATE OF ILLINOIS

DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

DIVISION OF BANKING

IN THE MATTER OF:)
)
QUOTE ME A RATE.COM, INC.) No. 2006-MBR-13
ATTN: Richard Barroso)
10333 Harwin Drive, Suite 425)
Houston, TX 77036)

ORDER REVOKING LICENSE

The DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, Division of Banking, (the "Department"), having conducted an examination of the facts related to Quote Me A Rate.Com, Inc., 10333 Harwin Drive, Suite 425, Houston, Texas, 77036, (the "Licensee"), and having found that the Licensee has committed and not corrected violations cited herein of the Residential Mortgage License Act of 1987 [205 ILCS 635] (the "Act"), and of the rules promulgated under the Act [38 Ill. Adm. Code 1050], (the "Rules") hereby issues this ORDER pursuant to the authority provided under Section 4-5 of the Act. The Department makes the following:

FINDINGS

1. That Quote Me A Rate.Com, Inc. is an Illinois residential mortgage licensee holding license No. MB.6759104 and located at 10333 Harwin Drive, Suite 425, Houston, Texas, 77036;
2. That on April 20 2005, the Department conducted an examination of Licensee and the examiner found several violations, the violations are as follows:
 - a. Failure to license Additional Full-Service Offices located at 3140 W. 204th Street, Olympia Fields, Illinois and 5301 E. State Street, #216, Rockford, Illinois wherein Licensee originated 30-32 known loan applications (Sections 1-3 and 2-8 of the Act, Sections 1050.350 and 1050.1030 of the Rules)
 - b. Improper Maintenance of Records - Loan Log did not contain all Illinois applications, including those from unlicensed Additional Full Service Offices in Item (a), and was missing information fields including application date, property seller names, loan amount, terms (APR), loan program, loan originators registration numbers, appraisers names and license numbers, and amount of points and fees charged (Section 1050.1175 of the Rules)
 - c. Prohibited Net Branch Practice with an entity not licensed or exempt (Section 1050.910 and 1050.1030 of the Rules)

- d. Failure to register five loan originators as cited in examiner's report, failure to provide six hours of continuing education in calendar year 2004 for eleven loan originators as cited in examiner's report and other issues raised therein (Sections 1-4, 2-4 and 7-1 of the Act and Sections 1050.140, 1050.2120, 1050.2125, 1050.2225, and 1050.2220, of the Rules)
 - e. Failure to notify borrowers of changes affecting loan in process (Section 1050.1230 of the Rules)
 - f. Failure to provide Yield Spread Premium as dollar amount on Good Faith Estimate (Rules Section 1050.1110(d), 1050.1250, and 1050.1350 and 24 CFR Part 3500.7(c));
 - g. Failure to provide a Loan Approval Notice in nine files reviewed by examiner (Section 1050.1305 of the Rules)
 - h. Failure in Loan Brokerage Disclosure Statements to disclose realty company affiliation (Section 1050.1020 of the Rules)
 - i. Failure to provide loan originator number in Loan Brokerage Agreement (Section 1050.1010 of the Rules)
 - j. Improper Posting of license on website (Section 2-9 of the Act, Rules Sections 1050.1030 and 1050.1350 and 12 CFR Section 3500.14)
 - k. Offering prohibited Referral Fees on a loan originator business card (Rules Sections 1050.1030 and 1050.1350 and 12 CFR 3500.14)
 - l. Violating Avertisments (Section 2-4 (d) (q) (r) (s) (t) & (y) of the Act)
 - m. Failure to comply with Loan Application Procedures (Rules Sections 1050.1140 and 1050.1350)
 - n. Violating High Risk Home Loan Act (815 ILCS 137) by failure to make disclosure prior to making a high-risk home loan, informing borrower in writing of the right to Mortgage Awareness Program, and following waiver provisions.
3. That on June 21, 2005, the Department sent to Licensee a Report of Examination and Letter of Supervision via U.S. first-class mail service with a request for a scheduled supervisory meeting on July 13, 2005;
 4. That a supervisory meeting was held on July 13, 2005, with Licensee and the Vice President of Quality Control/Compliance, and that the Department discussed the violations and informed Licensee that the Department would be recommending a fine for operating two (2) Illinois branch offices in Olympia Fields and Rockford without a license, and informing the Attorney General's Office for violation of the High Risk Loan Act;
 5. That on July 21, 2005, the Department sent to Licensee a letter via U.S. first-class mail service to Licensee, and a response due date of August 16, 2005 was given;
 6. That on August 15, 2005, the Department received a phone call from Licensee requesting an extension, and that an extension was granted to respond on August 22, 2005;
 7. That on August 24, 2005, the Department received a phone call from Licensee requesting an extension due to family emergency, and that an extension was granted to respond on September 7, 2005;
 8. That on October 27, 2005, the Department sent to Licensee a letter via U.S. first-class mail service indicating that Licensee's response has not been received by the Department

9. That on December 30, 2005, the Department sent a Potential Disciplinary Action letter via U.S. first-class mail service, and U.S. certified mail advising Licensee of its failure to comply with the Act and Rules as described in the letter;
10. A return receipt card evidencing receipt of such was received by the Department on January 17, 2006;
11. That Licensee had made contact with the Department via telephone messages on January 4, 2006, January 11, 2006 and January 25, 2006 indicating that the information/documentation was being sent to the Department;
12. That the Department has not received the required documentation/information from Licensee as stated above, nor is the Department in receipt of any written correspondence from the Licensee;
13. That the Department issued Orders No. 2006-MBR-08 and 2006-MBR-08-b on March 23, 2006 suspending and assessing a \$25,000 fine upon the Licensee's Illinois residential mortgage license number MB.6759104 for the violations listed in Item #2 above; and
14. That Licensee has made no effort to correct any of the cited violations or submit payment of its fine and to the contrary, sent a letter dated April 3, 2006 that was received by the Department's Springfield Illinois Office on April 17, 2006 that stated that the Licensee had begun the process of closing its operations, would conclude business by April 8, 2006, and that they would be contacting state regulators of the need to dissolve licenses, complete final examinations and that licenses would be scanned for corporate records and sent back to each state immediately.

CONCLUSIONS

BASED UPON THE ABOVE FINDINGS, THE DEPARTMENT IS OF THE OPINION AND CONCLUDES:

Licensee has not corrected violations of the Act and Rules cited in Department Orders No. 2006-MBR-08 and 2006-MBR-08-b and, upon notifying the Department of its cessation of business, is not in good standing to surrender its Illinois residential mortgage license number MB.6759104 and that revocation of said license is necessary and proper to give notice to Illinois consumers of the conduct of Licensee's business.

ORDER

NOW THEREFORE IT IS HEREBY ORDERED that the license of QUOTE ME A RATE.COM, INC., License No. MB.6759104 is revoked by Order of the Department pursuant to Section 4-5(h)(1) of the Act for failure to correct violations cited in Department Orders No. 2006-MBR-08 and 2006-MBR-08-b, effective ten days after receipt of this Order, unless you request a hearing pursuant to the RMLA and Subpart N of the Rules, including remitting the hearing fee required by Section 1050.270 of the Rules.

ORDERED THIS 21st DAY OF APRIL 2006

DEPARTMENT OF FINANCIAL
AND PROFESSIONAL REGULATION,
DIVISION OF BANKING,
of the State of Illinois;
DEAN MARTINEZ, SECRETARY
D. LORENZO PADRON, DIRECTOR

REYNOLD M. BENJAMIN
Assistant Director
Bureau of Residential Finance, Division of Banking

You are hereby notified that this Order is an administrative decision. Pursuant to 205 ILCS 635/4-12 and 38 Ill. Adm. Code, 1050.1510 *et seq.* any party may file a request for a hearing on an administrative decision. The request for a hearing shall be filed within 10 days after the receipt of an administrative decision. A hearing shall be held within 30 days after the receipt by the Department of Financial and Professional Regulation, Division of Banking of a request for a hearing. Absent a request for a hearing, this Order shall constitute a final administrative Order subject to the Administrative Review Law [735 ILCS 5/3-101 *et seq.*].