

STATE OF ILLINOIS

DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

DIVISION OF BANKING

IN THE MATTER OF)	
)	
)	No. 2009-MBR-296
SENIORS REVERSE MORTGAGE, INC.)	
License No. MB.6760610)	
Attention: Christine Louie)	
3478 Buskirk Avenue, Suite 343)	
Pleasant Hill, CA 94523)	

ORDER ASSESSING FINE

The DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, Division of Banking (the “Department”), having investigated the activities of Seniors Reverse Mortgage, Inc. (the “Licensee”) and documented violations of the Residential Mortgage License Act of 1987 (the “Act”) [205 ILCS 635] and the rules promulgated under the Act (the “Rules”) [38 Ill. Adm. Code 1050], hereby issues this ORDER pursuant to the authority provided under Section 4-5(h)(5) of the Act. The Department makes the following:

FINDINGS

1. That Seniors Reverse Mortgage, Inc. is an Illinois residential mortgage licensee holding license number MB.6760610 (the “License”) and located at 3478 Buskirk Avenue, Suite 343, Pleasant Hill, California 94523;
2. That on April 14, 2009, the Department opened an investigation after receiving a complaint inquiry and information in connection with the underwriting by a lender of an Illinois residential mortgage loan for borrower Dale (the “Loan”) that had been submitted by Licensee and its loan originator Jeanine Weintz (“Weintz”; registration number 031.0000712) from what appeared to be unlicensed branch location in Lake Zurich, Illinois;
3. That the assigned Department investigator (the “Investigator”) initially found evidence that a the submitted Loan file had a submission cover letter with Illinois telephone and fax corresponding with those recorded for Weintz, that an FHA Connection case number approval form for the subject loan indicated the location for Licensee was located in Lake Zurich, Illinois, and that a printout from 411.com, an on-line directory assistance vendor, reflected that the telephone number was registered to Reverse Mortgages of Illinois located at 155 N. Rand Road, Lake Zurich, Illinois 60047 (the “Rand Road location”);

4. That on April 23, 2009, the Investigator and other Department personnel made an on-site visit to the Rand Road location in an attempt to determine whether Weintz was operating an unlicensed branch for the Licensee at that location. The Investigator observed that the building was for A-Appraisals and upon entering the building was informed by the receptionist that Weintz/Seniors Reverse Mortgage had rented an office space but that Weintz had moved out; building management later confirmed that Weintz had operated a mortgage company as Seniors Reverse Mortgage but was no longer a tenant, but that Weintz could be contacted at 25130 N. Ellrie Terrace, Lake Zurich, Illinois 60047 (the "N. Ellrie Terrace location");
5. That on April 27, 2009, the Investigator communicated with Weintz and advised Weintz that in conducting and advertising mortgage brokering/loan originator activities in Illinois office locations using in-state telephone and fax numbers and in-state addresses and also maintaining a voice message recording at one of those locations wherein she identified herself as the "branch manager" that this constituted unlicensed branch office operations as the Licensee did not have any in-state licensed branch offices and could only operate using its licensed corporate information. Weintz confirmed that her lease for the Rand Road location ceased in June 2008 and acknowledged that the address of 830 W. IL RT22, Suite 247, Lake Zurich, Illinois had been used by her on letterhead for ordering the appraisal report for the Loan and that this was an address used prior to the Rand Road location and that Weintz was currently working out of her residence at the N. Ellrie Terrace location; the ROI further documented certain additional appraiser and loan originator information;
6. That later on April 27, 2009, the Investigator spoke with Christine Louie at Licensee's corporate office and advised the corporate office of the restrictions on out-of-state licensees conducting licensable activities in Illinois without in-state licensed branch offices, and Licensee indicated that the company would comply with said restrictions;
7. That the Investigator then filed his findings and violations cited in the Report of Investigation (the "ROI") and an enforcement issue was created for Licensee;
8. That on July 16, 2009, the Department's Legal Section mailed a Potential Disciplinary Letter to Licensee citing findings and violations from the ROI, and on or around July 23, 2009, the Licensee filed a written response disputing certain items therein, but acknowledging a current FHA-HUD non-traditional branch office for Licensee and Weintz at the N. Ellrie Terrace location; and
9. That the Department has reviewed the findings and violations cited in the ROI in light of Licensee's responses and the requirements of the Act and Rules, and determined that a fine is warranted against the Licensee on the facts presented of prior activities under the License, and further that Licensee must obtain an additional full service office (branch) license to conduct licensable activities at any branch office location in Illinois from which it takes any Illinois residential mortgage loans or that is identified to the public for purposes of conducting any licensable activities under the Act and Rules.

CONCLUSIONS

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

That notwithstanding notices and other efforts by the Department, Licensee has acted in violation of Sections 1-3(f), 2-4, and 2-8 of the Act and Sections 1050.350 and 1050.910 of the Rules, and has violated Sections 4-5(i) (11) and (17) of the Act.

ORDER

NOW THEREFORE IT IS ORDERED:

1. That SENIORS REVERSE MORTGAGE, INC., License No. MB.6760610, shall be and hereby is assessed a fine in the amount of \$5,000 for the violations cited herein;
2. The fine in the amount of \$5,000 shall be due thirty (30) days after the effective date of this Order upon SENIORS REVERSE MORTGAGE, INC.; and
3. The fine in the amount of \$5,000 shall be paid by means of a certified check or money order made payable to the:

**Department of Financial and Professional Regulation
Division of Banking
ATTN: MORTGAGE BANKING
320 West Washington, 6th Floor
Springfield, IL 62786**

ORDERED THIS 17TH DAY OF DECEMBER, 2009

ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION
BRENT E. ADAMS, SECRETARY

DIVISION OF BANKING

JORGE A. SOLIS, DIRECTOR

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 and, if so requested, a hearing shall be held on the administrative decision, by the Department of Financial and Professional Regulation, Division of Banking. 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.*].

