

STATE OF ILLINOIS

DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION

DIVISION OF BANKING

IN THE MATTER OF:

<b>HOME OWNERSHIP POSSIBILITIES FOR EVERYONE, LLC)</b>	ORDER TO CEASE
Attention: David "Jay" Godwin )	AND DESIST
15005 Forest Oaks Drive )	
Louisville, KY 40245 )	2010-MBR-CD2

**ORDER TO CEASE AND DESIST & ASSESSING FINE**

The Director of the Department of Financial and Professional Regulation, Division of Banking of the State of Illinois (hereinafter called the "Director" or the "Division") hereby issues to HOME OWNERSHIP POSSIBILITIES FOR EVERYONE, LLC (hereinafter "H.O.P.E.") this ORDER TO CEASE AND DESIST & ASSESSING FINE (the "Order"). This Order is authorized by and issued pursuant to the provisions of Sections 1-3 (d-1) & (e) and 4-1 (h-1) of the Residential Mortgage License Act of 1987 (the "Act") [205 ILCS 635].

FINDINGS OF FACT

The Director makes the following Findings of Fact:

1. The Division received a communication that the Commonwealth of Kentucky, Department of Financial Institutions ("Kentucky DFI") had issued a cease and desist order against H.O.P.E. on June 9, 2010 prohibiting it from engaging in the mortgage loan process in Kentucky due to H.O.P.E.'s failure to be licensed as a mortgage broker, or hold a lawful exemption, and for engaging in certain misrepresentations and/or other violations cited in the Kentucky DFI's order and imposing an imminent threat to the public interest;
2. The Division opened a review of H.O.P.E. and obtained evidence that H.O.P.E. had engaged in loan brokering activities with respect to eleven (11) Illinois residential real properties while charging upfront flat fees from borrowers for said activities; and
3. The Division further found, based upon a review of its licensing records, that H.O.P.E. never possessed and does not currently possess an Illinois residential mortgage license and further, does not qualify for any lawful exemption under the Act in order to conduct said activities.

## CONCLUSIONS OF LAW

Based on the Findings of Fact, the Director makes the following Conclusions of Law:

1. Home Ownership Possibilities For Everyone, LLC has violated Section 1-3 of the Act by conducting loan brokering activities for Illinois residential real properties without holding an Illinois residential mortgage license or lawful exemption under the Act;
2. The Director has reasonable cause to believe that unsafe, unsound, or unlawful practices have occurred, are occurring, or are about to occur with respect to Home Ownership Possibilities For Everyone, LLC pursuant to Sections 1-3 (d-1) and 4-1 (h-1) of the Act; and
3. Home Ownership Possibilities For Everyone, LLC has committed a business offense pursuant to Section 1-3(e) of the Act.

### NOW THEREFORE IT IS HEREBY ORDERED:

Home Ownership Possibilities For Everyone, LLC, by and through its owners, officers, directors, employees, and agents, shall immediately cease and desist from conducting loan brokering activities for Illinois residential real properties or conducting any other licensable activities under the Act, including holding itself out to the public, regulated entities, or others that is available to provide said activities, and shall be assessed and pay a fine due and payable upon issuance of this Order in the amount of \$25,000 to the Division.

ORDERED THIS 30<sup>TH</sup> OF JUNE, 2010.

DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION,  
DIVISION OF BANKING of the State of Illinois;  
BRENT E. ADAMS, SECRETARY

DIVISION OF BANKING  
JORGE A. SOLIS, DIRECTOR

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**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, and hearing fee pursuant to 38 Ill. Adm. Code 1050.210(f), 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.*].**