

**STATE OF ILLINOIS**

**DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION**

**DIVISION OF BANKING**

IN THE MATTER OF )  
 )  
**1<sup>ST</sup> STEP MORTGAGE GROUP, INC.** )  
ATTN: Vince A. Mazzaresse ) No. 2012-MBR-04  
6876 Spring Creek Road, Suite 124 )  
Rockford, IL 61114 )  
License No. MB.0006407 )

**ORDER ASSESSING FINE**

The DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION, DIVISION OF BANKING (“Department”), having reviewed the activities of 1<sup>ST</sup> Step Mortgage Group, Inc. (“1<sup>ST</sup> Step”) and documented violations of the Residential Mortgage License Act of 1987 (“Act”) [205 ILCS 635] and the rules promulgated under the Act (“Rules”) [38 Ill. Adm. Code 1050] as well as violations of the Residential Real Property Disclosure Act (“RRPDA”) [765 ILCS77], hereby issues this order for violations of the Act, Rules, and RRPDA.

**STATUTORY PROVISIONS**

1. Section 4-5(h)(5) of the Act provides that when the Director finds any person in violation of the grounds set forth in subsection (i), the Director may enter an order imposing a fine not to exceed \$25,000 for each count of separate offense.
2. Section 4-5(i)(11) of the Act provides that failure to comply with any order of the Director or rule made or issued under the provisions of this Act shall constitute grounds for disciplinary actions in Section 4-5(h) of the Act.
3. Section 1050.1140 of the Rules states that the loan application procedures shall comply with the Act as well as applicable Federal and State law and regulations.
4. Section 1050.1350 of the Rules states that the commitment and closing procedures of a licensee shall comply with applicable Federal and State statutes and regulations.
5. Section 70(c) of the RRPDA requires that within 10 days after taking a mortgage application, the broker or originator for any mortgage on residential property within the program area (counties of Cook, Kane, Peoria or Will), the broker or originator must submit all of the required information to the anti-predatory lending database (“APLD”).

**FACTUAL FINDINGS**

6. The Department conducted a review of information entered by 1<sup>ST</sup> Step into the APLD.

7. The Department found violations of the Act and Rules, and RRPDA of Licensee for loan application(s) taken on date(s) August 20, 2010, and that Licensee entered the loan(s) on February 24, 2011 in the database after the loan(s) had closed within 10 days as required by RRPDA of Licensee or originator as required and is in violation of 765 ILCS 77/70(c).
8. The Department created an enforcement issue for Licensee including failure to enter data for the Loan within 10 days of taking the Loan application.
9. The Department mailed a Potential Disciplinary Letter to Licensee on February 1, 2012, via U.S. first-class and certified mail service, and that on February 6, 2012, a signed receipt card evidencing receipt of such delivery was received by the Department.
10. That on February 14, 2012, the Department received a written response dated February 9, 2012 from Licensee.

### **LEGAL CONCLUSIONS**

11. 1<sup>st</sup> Step violated Sections 4-5(i)(11) of the Act and Sections 1050.1140 and 1050.1350 of the Rules and Sections 70(c) and 73 of the RRPDA.

### **NOW IT IS HEREBY ORDERED THAT:**

1. The Department assesses a **FINE** against 1<sup>st</sup> Step Mortgage Group, Inc., License No. MB.0006407 in the amount of **\$500** for violating the Act, Rules, and RRPDA pursuant to Section 4-5(h) (5) of the Act. The fine is payable by certified check or money order within thirty (30) days of the effective date of this order to the:

**Department of Financial and Professional Regulation  
Division of Banking  
ATTN: FISCAL DIVISION  
320 West Washington, 6<sup>th</sup> Floor  
Springfield, IL 62786**

ORDERED THIS 27<sup>TH</sup> DAY OF MARCH, 2012

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

DIVISION OF BANKING

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MANUEL FLORES, 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 and \$500 hearing fee (certified check/money order) shall be filed at 320 W. Washington, Springfield, IL 62786, within 10 days after the receipt of an administrative decision. The request for hearing must include an explicit admission, denial or appropriate response to each allegation or issue contained in the administrative decision pursuant to 38 Ill. Adm. Code 1050.1570. 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.].**