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**STATE OF NEVADA**  
**DEPARTMENT OF BUSINESS AND INDUSTRY**  
**DIVISION OF MORTGAGE LENDING**

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In re:  
STANLEY WATKINS,  
  
Respondent.

**AMENDED FINAL ORDER**

The State of Nevada, Department of Business and Industry, Division of Mortgage Lending Division (hereinafter, the "DIVISION"), having served the Respondent, STANLEY WATKINS, (hereinafter, "RESPONDENT") on February 2, 2009, with its Notice of Intent to Revoke Mortgage Agent License and Notice of Intent to Impose Fine and Notice of Right to Request Hearing, attached hereto as Exhibit "1" and incorporated herein by reference, which notified RESPONDENT that a final order would issue in this matter unless, within twenty (20) days of entry and receipt of said Order, RESPONDENT requested a hearing to contest the charges against it, with said request to be made in writing, and;

Said Order having been sent to RESPONDENT via certified mail and regular mail, and received by RESPONDENT on February 6, 2009, and;

RESPONDENT having failed to request a hearing in this matter, and good cause appearing:

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2 **IT IS HEREBY ORDERED** that, pursuant to NRS 645B.670(3) and NRS 645B.750,  
3 RESPONDENT'S mortgage agent license in the State of Nevada is **REVOKED**.

4 **IT IS FURTHER ORDERED** that, pursuant to NRS 645B.670, RESPONDENT will be  
5 subject to the administrative fines, fees and/or costs as set forth in the original Order attached  
6 hereto as Exhibit "1".

7 **IT IS FURTHER ORDERED** that the sum of said administrative fines, fees and/or costs  
8 be paid in full within **thirty (30) days** of entry of the instant Order;

9 Dated this 2<sup>nd</sup> day of April, 2009.

11 **STATE OF NEVADA**  
12 **DEPARTMENT OF BUSINESS AND INDUSTRY**  
13 **DIVISION OF MORTGAGE LENDING**

14 By: Joseph L. Waltuch  
15 **JOSEPH L. WALTUCH, COMMISSIONER**

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# **EXHIBIT “1”**

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**STATE OF NEVADA**  
**DEPARTMENT OF BUSINESS AND INDUSTRY**  
**DIVISION OF MORTGAGE LENDING**

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In re:  
STANLEY WATKINS,  
Respondent(s).

**NOTICE OF INTENT TO REVOKE MORTGAGE AGENT  
LICENSE, NOTICE OF INTENT TO IMPOSE FINE AND  
NOTICE OF RIGHT TO REQUEST HEARING**

The licensing and regulation of mortgage brokers and mortgage agents in the State of Nevada is governed by Chapter 645B of the Nevada Revised Statutes (hereinafter, "NRS") and Chapter 645B of the Nevada Administrative Code (hereinafter, "NAC"). The State of Nevada, Department of Business and Industry, Division of Mortgage Lending (hereinafter, the "DIVISION") has the general duty to exercise supervision and control over mortgage brokers and mortgage agents, as well as mortgage brokering activity. See, NRS 645B.060(1), NRS 645B.690 (1)(a) and NRS 645B.670. Pursuant to that authority, the DIVISION makes the following Findings of Fact, Conclusions of Law, and Order as follows:

**FACTUAL ALLEGATIONS**

1. Upon information and belief, STANLEY WATKINS (hereinafter, "RESPONDENT") was licensed as a mortgage agent with Custom Home Loans in the State of Nevada in April 2007. However, that license became inactive in July 2007. RESPONDENT then activated his mortgage agent license with Mortgage Solutions, LLC on September 19, 2008. That license became inactive in October 2008. RESPONDENT is not currently licensed to operate either as a mortgage broker or mortgage agent in the State of Nevada.

2. A review of DIVISION records reveals that RESPONDENT was not licensed to operate as either a mortgage broker or mortgage agent in the State of Nevada while he was

1 employed with Mortgage Solutions, LLC in Las Vegas, Nevada in August 2008 and early  
2 September 2008.

3 3. On September 26, 2008, the DIVISION received a Complaint alleging  
4 RESPONDENT originated a loan (Pantaleon) and closed a mortgage loan in Nevada  
5 (Rosekrans) without being licensed as either a mortgage agent or mortgage broker in Nevada.

6 4. After receiving the Complaint regarding RESPONDENT, the DIVISION  
7 commenced an investigation, the results of which established RESPONDENT originated a loan  
8 for the Pantaleon's and closed a loan for Rosekrans and received a commission thereon in the  
9 State of Nevada without being licensed as either a mortgage agent or mortgage broker in  
10 Nevada.

11 5. Pursuant to NRS 645B.060, the DIVISION is charged with conducting "...such  
12 investigations as may be necessary to determine whether any person has violated any provision  
13 of this chapter, a regulation adopted pursuant to this chapter or an order of the Commissioner."  
14 See, NRS 645B.060(2)(c).

15 6. Pursuant to NRS 645B.610, the DIVISION is further charged with investigating  
16 "...each violation alleged in [a] complaint..." received by the DIVISION and "...shall determine  
17 from the investigation whether there is reasonable cause to believe that the [accused]  
18 committed the alleged violation..." See, NRS 645B.610(1)(3).

19 7. Pursuant to NRS 645B.0127, a "mortgage broker" is defined, in pertinent part, as  
20 "...a person who directly or indirectly... holds himself out for hire to serve as an agent for any  
21 person in an attempt to obtain a loan which will be secured by a lien on real property..." or  
22 "...holds himself out as being able to make loans secured by liens on real property..." See,  
23 NRS 645B.0127(1)(a)(c).

24 8. Pursuant to NRS 645B.0125, a "mortgage agent" is defined, in part, as "...a  
25 natural person who... is an employee or independent contractor of a mortgage broker who is  
26 required to be licensed pursuant to this chapter..." and "...is authorized by the mortgage broker  
27 to engage in, on behalf of the mortgage broker, any activity that would require the person, if he  
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1 were not an employee or independent contractor of the mortgage broker, to be licensed as a  
2 mortgage broker pursuant to this chapter..." See, NRS 645B.0125 (1)(a)(b).

3 9. Pursuant to NRS 645B.690, "...if a person offers or provides any of the services  
4 of a mortgage broker or mortgage agent or otherwise engages in, carries on or holds himself  
5 out as engaging in or carrying on the business of a mortgage broker or mortgage agent and, at  
6 the time... the person was required to have a license pursuant to this chapter and the person  
7 did not have such a license... the Commissioner shall impose upon the person an  
8 administrative fine of not more than \$10,000 for each violation and, if the person has a license,  
9 the Commissioner shall revoke it..." See, NRS 645B.690(1)(a).

10 10. Pursuant to NRS 645B.900, "...it is unlawful for any person to offer or provide any  
11 of the services of a mortgage broker or mortgage agent or otherwise to engage in, carry on or  
12 hold himself out as engaging in or carrying on the business of a mortgage broker or agent  
13 without first obtaining the applicable license issued pursuant to this chapter..." See, NRS  
14 645B.900.

15 **VIOLATIONS OF LAW**

16 1. Having investigated the RESPONDENT'S conduct in this matter and received  
17 competent evidence that RESPONDENT has originated and closed loans secured by real  
18 property in the State of Nevada, it has been determined that RESPONDENT did, in fact,  
19 engage in mortgage activity in the State of Nevada without a license to do so, thereby violating  
20 NRS 645B.690(1)(a) and NRS 645B.900.

21 **ORDER**

22 **NOW, THEREFORE, IT IS HEREBY ORDERED** that pursuant to NRS 645B.750, upon  
23 written application to the Division within **twenty (20) days** of the date of this Order,  
24 RESPONDENT shall be entitled to a hearing with regard to the contents of this Order. At that  
25 hearing, pursuant to NRS 645B.690 (1)(a) the DIVISION will seek:

26 a. To revoke Respondent's mortgage agent license for Respondent's  
27 violations of NRS 645B.900;

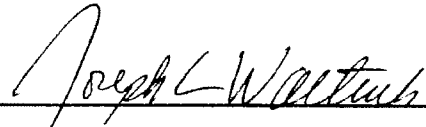
1           b.     The imposition of an administrative fine against Respondent in the amount  
2 of Two Thousand Five Hundred Dollars and No Cents (\$2,500.00) for RESPONDENT'S  
3 violations of NRS Chapter 645B, the DIVISION'S investigative costs in the amount of Three  
4 Hundred Thirty Dollars and No Cents, (\$330.00) and attorney's fees, if any, incurred herein, to  
5 be proven at the hearing.

6           c.     Respondent's payment, in full, of the administrative fine, investigative costs  
7 as well as the costs and fees to the Division within **thirty (30) days** of entry of the Final Order.

8           Should Respondent not request a hearing within **twenty (20) days** of the date of this  
9 Order, the Division will enter a Final Order in this matter against Respondent, as required by  
10 NRS 645B.750 (2).

11                     DATED this 29<sup>th</sup> day of January, 2009.

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14                             **STATE OF NEVADA**  
15                             **DEPARTMENT OF BUSINESS AND INDUSTRY**  
16                             **DIVISION OF MORTGAGE LENDING**

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18                             By:   
19                             **JOSEPH L. WALTUCH, COMMISSIONER**

**CERTIFICATE OF SERVICE**

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**I certify that I am an employee of the State of Nevada, Department of Business and Industry, Division of Mortgage Lending, and that on February 2, 2009, I deposited in the U.S. mail, postage prepaid via First Class Mail and Certified Return Receipt Requested, a true and correct copy of the foregoing. NOTICE OF INTENT TO IMPOSE FINE AND NOTICE OF INTENT TO REVOKE MORTGAGE AGENT LICENSE AND NOTICE OF RIGHT TO REQUEST HEARING for STANLEY WATKINS, addressed as follows:**

**Stanley Watkins  
209 Delighted Avenue  
North Las Vegas, NV 89031**

**Certified Receipt Number: 7006 2760 0000 0867 4951**

**DATED this 2<sup>nd</sup> day of February, 2009**

**By: \_\_\_\_\_  
Employee of the Division**

