

1 STATE OF NEVADA
2 DEPARTMENT OF BUSINESS AND INDUSTRY
3 DIVISION OF MORTGAGE LENDING

4 * * *

5 In re:
6 Chris S. Hanna,
7 Respondent.

8
9
10 **FINAL ORDER**

11 The State of Nevada, Department of Business and Industry, Division of Mortgage
12 Lending (hereinafter, the "Division"), having served the Respondent, Chris S. Hanna,
13 (hereinafter, "Respondent") on September 28, 2007, with its Notice of Intent to Revoke
14 Mortgage Agent License, Notice of Intent to Impose Fine and Notice of Right to Request
15 Hearing, attached hereto as Exhibit "1" and incorporated herein by reference, which notified
16 Respondent that a final order would issue in this matter unless, within twenty (20) days of
17 entry and receipt of said Order, Respondent requested a hearing to contest the charges
18 against it, with said request to be made in writing, and;

19
20 Said Order having been sent to Respondent via certified mail and regular mail on
21 October 2, 2007, and received by Respondent on November 13, 2007, and;

22
23 Respondent having requested a hearing in this matter on November 26, 2007, and
24 subsequently an Order of Dismissal was issued on July 6, 2009;

25 ///

26 ///

27 ///

28

1 ///

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

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

8 **IT IS FURTHER ORDERED** that the sum of said administrative fines, fees and/or costs
9 be paid in full within **thirty (30) days** of entry of the Order.
10

11
12 Dated this 9th day of July, 2009.

13
14 State of Nevada
15 Department of Business and Industry
16 Division of Mortgage Lending

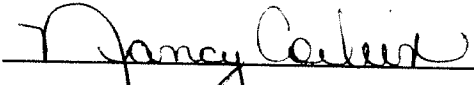
17
18 By: 
19 Joseph L. Waltuch, Commissioner
20 Deputy Commissioner
21
22
23
24
25
26
27
28

EXHIBIT “1”

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

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

* * *

In re:

CHRIS S. HANNA,

Respondent.

ORDER IMPOSING FINE AND
ORDER REVOKING MORTGAGE AGENT LICENSE
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, Mortgage Lending DIVISION (hereinafter, the "DIVISION") has the general duty to exercise supervision and control over mortgage brokers and mortgage brokering activity. See, NRS 645B.060(1), NRS 645B.690 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. CHRIS S. HANNA (hereinafter, "RESPONDENT") is a licensed mortgage agent operating within the State of Nevada. RESPONDENT was issued a mortgage agent's license pursuant to Chapter 645B of the Nevada Revised Statutes on April 18, 2005. The DIVISION currently classifies RESPONDENT'S license as inactive.

////

////

Attorney General's Office
555 E. Washington, Suite 3900
Las Vegas, NV 89101

1 2. Records of the DIVISION indicate that from April 18, 2005 through July 25, 2006,
2 RESPONDENT was affiliated with North American Funding until his termination by that entity.
3 DIVISION records further reflect that RESPONDENT'S mortgage agent's license has been
4 inactive since that date.

5 3. On March 26, 2007, the DIVISION received a Complaint regarding
6 RESPONDENT, from three (3) individuals alleging misrepresentation in connection with certain
7 loans with which RESPONDENT was involved.

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

12 5. Pursuant to NRS 645B.060, the DIVISION is further charged with conducting
13 "...such other examinations, periodic or special audits, investigations and hearings as may be
14 necessary and proper for the efficient administration of the laws of this State regarding
15 mortgage brokers and mortgage agents..." See, NRS 645B.060(2)(d).

16 6. Upon investigating the Complaint received as to RESPONDENT, the DIVISION
17 learned the following:

18 a. On August 10, 2006, RESPONDENT completed a Form 1003 Residential
19 Loan Application in connection with a refinance of the residence of Sixto and Elisa Bueno
20 (hereinafter, the "BUENO LOAN"). This document lists the broker for the loan as "Capital Direct
21 Lending", located at 3909 S. Maryland Parkway, Las Vegas, Nevada 89119.

22 b. On September 11, 2006, the BUENO LOAN closed.

23 c. Despite RESPONDENT'S written representation that "Capital Direct
24 Lending" had brokered the BUENO loan, at no time has RESPONDENT ever been affiliated
25 with "Capital Direct Lending" in any way.
26
27
28

1 d. DIVISION records further reflect that between the dates of July 25, 2006
2 and October 13, 2006, RESPONDENT'S licensed affiliation with "North American Funding" had
3 expired. Thus, at the time of the brokering of the BUENO loan, RESPONDENT had no licensed
4 affiliation whatsoever.

5 e. On October 13, 2006, an entity known as "Freedom Lending Group, Inc."
6 applied for licensure as a mortgage broker by the DIVISION. This entity listed RESPONDENT
7 as its "Principal" and "Qualified Employee", and further specified its office location as 1050 E.
8 Flamingo Road, Suite E323, Las Vegas, Nevada. "Freedom Lending Group, Inc." was
9 ultimately licensed by the DIVISION on February 22, 2007.
10

11 f. On April 19, 2007, a DIVISION investigator traveled to "Freedom Lending
12 Group, Inc." at its previously declared address and learned that another business, unrelated to
13 "Freedom Lending Group, Inc." was occupying that space.

14 g. Since its erroneous declaration of its address as "1050 E. Flamingo Road,
15 Suite E323, Las Vegas, Nevada", neither RESPONDENT nor any other representative from
16 "Freedom Lending Group, Inc." have corrected this situation. Thus, at present, "Freedom
17 Lending Group, Inc." does not possess a physical location in the State of Nevada.
18

19 7. Pursuant to NRS 645B.400, "...a person shall not act as or provide any of the
20 services of a mortgage agent or otherwise engage in, carry on or hold himself out as engaging in
21 or carrying on the activities of a mortgage agent unless the person has a license as a mortgage
22 agent issued pursuant to NRS 645B.410..." See, NRS 645B.400.

23 8. Pursuant to NRS 645B.410, "...an application for a license as a mortgage agent
24 must... include a verified statement from the mortgage broker with whom the applicant will be
25 associated that expresses the intent of that mortgage broker to associate the applicant with the
26 mortgage broker and to be responsible for the activities of the applicant as a mortgage agent..."
27 See, NRS 645B.410(2)(e).
28

1 9. Pursuant to NRS 645B.900, "...it is unlawful for any person to offer or provide any
2 of the services of a mortgage broker or mortgage agent or otherwise to engage in, carry on or
3 hold himself out as engaging in or carrying on the business of a mortgage broker or agent
4 without first obtaining the applicable license issued pursuant to this chapter..." See, NRS
5 645B.900.

6 10. Pursuant to NAC 645B.030, "...a license for a branch office may be issued only in
7 the name in which the mortgage broker is licensed to conduct business at his principal office...",
8 and further requires that "...each branch office must conspicuously display its license at the
9 branch office..." See, NAC 645B.030(4), (5).

10 11. Pursuant to NRS 645B.670, "...for each violation committed by a mortgage
11 agent, the Commissioner may impose upon the mortgage agent an administrative fine of not
12 more than \$10,000, may suspend, revoke or place conditions upon his license, or may do
13 both, if the mortgage agent, whether or not acting as such... [h]as made a material
14 misrepresentation in connection with any transaction governed by this chapter... or [h]as
15 engaged in any other conduct constituting a deceitful, fraudulent or dishonest business
16 practice... or [h]as violated any provision of this chapter, a regulation adopted pursuant to this
17 chapter or an order of the Commissioner or has assisted or offered to assist another person to
18 commit such a violation...". See, NRS 645B.670(3)(b), (h) and (j).

19 12. Pursuant to NRS 645B.690, "...if a person offers or provides any of the services
20 of a mortgage broker or mortgage agent or otherwise engages in, carries on or holds himself
21 out as engaging in or carrying on the business of a mortgage broker or mortgage agent and, at
22 the time...the person was required to have a license pursuant to this chapter and the person
23 did not have such a license... the Commissioner shall impose upon the person an
24 administrative fine or not more than \$10,000.00 for each violation and, if the person has a
25 license, the Commissioner shall revoke it..." See, NRS 645B.690(1)(a).

Attorney General's Office
555 E. Washington, Suite 3900
Las Vegas, NV 89101

Attorney General's Office
555 E. Washington, Suite 3900
Las Vegas, NV 89101

ORDER

1
2 **NOW, THEREFORE, the COMMISSIONER of the DIVISION HEREBY ORDERS that,**
3 **pursuant to NRS 645B.670(3), NRS 645B.720 and NRS 645B.750, the mortgage agent license**
4 **of RESPONDENT be REVOKED.**


5 **IT IS HEREBY FURTHER ORDERED that, pursuant to NRS 645B.670(3) and NRS**
6 **645B.690, RESPONDENT will be subject to an administrative fine in the amount of TEN**
7 **THOUSAND DOLLARS (\$10,000.00);**

8 **IT IS FURTHER ORDERED that the sum of said administrative fine be paid in full within**
9 **thirty (30) days of entry of the instant Order;**

10 **IT IS FURTHER ORDERED that, pursuant to NRS 645B.750, upon written application to**
11 **the DIVISION, RESPONDENT shall be entitled to a hearing with regard to the contents of the**
12 **instant Order. Should RESPONDENT not request a hearing within twenty (20) days of the**
13 **receipt of the instant Order, the DIVISION will enter a Final Order in this matter, as required by**
14 **NRS 645B.750(2).**

15
16 Dated this 28th day of September, 2007.

17
18 **STATE OF NEVADA**
19 **DEPARTMENT OF BUSINESS AND INDUSTRY**
20 **DIVISION OF MORTGAGE LENDING**

21
22 By: 
23 **JOSEPH L. WALTUCH, COMMISSIONER**
24
25
26
27
28

CERTIFICATE OF SERVICE

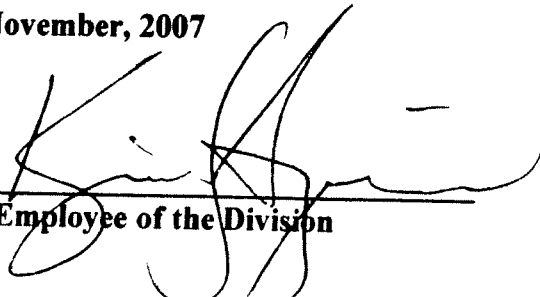
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

**I certify that I am an employee of the State of Nevada, Department of Business and Industry
Division of Mortgage Lending, and that on November 8, 2007, 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, ORDER IMPOSING FINE AND ORDER REVOKING MORTGAGE
AGENT LICENSE AND NOTICE OF RIGHT TO REQUEST HEARING for CHRIS S HANNA,
addressed as follows:**

**Chris S. Hanna
7825 Fay Avenue, Ste. 200
LaJolla, CA 92037**

Certified Receipt Number: 7004 1350 0002 8152 1809

DATED this 8th day of November, 2007

By: 
Employee of the Division

CERTIFICATE OF SERVICE

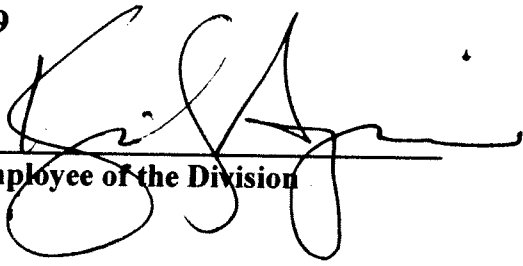
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

**I certify that I am an employee of the State of Nevada, Department of Business and Industry
Division of Mortgage Lending, and that on July 13, 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, FINAL ORDER for CHRIS S HANNA, addressed as follows:**

**Chris S. Hanna
7825 Fay Avenue, Ste. 200
LaJolla, CA 92037**

Certified Receipt Number: 7006 2760 0000 0875 9056

DATED this 10th day of July, 2009

By: 
Employee of the Division