

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

4 \* \* \*

5 In re:  
6 Colleen Fitzgerald,  
7 Respondent.

8  
9  
10 **SETTLEMENT AGREEMENT**

11 The licensing and regulation of mortgage brokers and mortgage agents in the State of  
12 Nevada is governed by Chapter 645B of the Nevada Revised Statutes ("NRS") ), as  
13 amended by Assembly Bill Nos. 486, 513 and 523 of the 75<sup>th</sup> (2009) Legislative Session ("AB  
14 486," "AB 513," and "AB 523," respectively) and by Chapter 645B of the Nevada  
15 Administrative Code ("NAC"). The State of Nevada, Department of Business and Industry,  
16 Division of Mortgage Lending (the "Division") has the general duty to exercise supervision and  
17 control over mortgage brokers and mortgage agents, as well as mortgage broker and  
18 mortgage agent activity. See, NRS 645B.060(1), NRS 645B.670 and NRS 645B.690 and see  
19 AB 486, AB 513 and AB 523. Pursuant to that authority and NRS 645B.610(6), the Division  
20 hereby enters into the following Settlement Agreement ("Agreement") with Respondent,  
21 Colleen Fitzgerald ("Respondent"), as follows:  
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23

24 **RECITALS**

25 WHEREAS, on approximately June 19, 2006, Respondent, Colleen Marie Fitzgerald  
26 ("Respondent"), was issued a mortgage agent license (No. 38756) by the Division pursuant to  
27 Chapter 645B of NRS.  
28

1 WHEREAS, Respondent was affiliated with, or employed by, Nevada Loan Source as  
2 a mortgage agent and conducted mortgage lending activity in the State of Nevada on its  
3 behalf from approximately December 5, 2006, until approximately June 20, 2009, when her  
4 mortgage agent license was cancelled ~~for failure to renew~~. See, NRS 645B.430(1).

5 WHEREAS, Respondent's status with the Division is "license cancelled."  
*allowed to expire*

6 WHEREAS, After receiving a Complaint regarding Respondent, the Division conducted  
7 an investigation of the allegations in question. The relevant findings of the Division's  
8 investigation were that:

9 a. Respondent failed to deposit advance fees into escrow in violation of NRS  
10 645B.165(1), (3).  
11

12 WHEREAS, Pursuant to NRS 645B.165, advance payments to cover reasonably  
13 estimated costs paid to third persons are not required to be placed in escrow pending  
14 completion of a loan or a commitment for a loan "...if the person making (the advance  
15 payments) first signs a written agreement which specifies the estimated costs by item and the  
16 estimated aggregate cost, and which recites that money advanced for costs will not be  
17 refunded...." See, NRS 645B.165(1), (3).  
18

19 WHEREAS, Pursuant to NRS 645B.670, "(f)or each violation committed by a  
20 mortgage agent, the Commissioner may impose upon the mortgage agent an administrative  
21 fine of not more than \$10,000, may suspend, revoke or place conditions upon his license, or  
22 may do both, if the mortgage agent, whether or not acting as such...(h)as violated any  
23 provision of this chapter, a regulation adopted pursuant to this chapter or an order of the  
24 Commissioner...." See, NRS 645B.670(3)(j).  
25

26 WHEREAS, Respondent and the Division (collectively, "the Parties") wish to resolve  
27 this matter without the necessity of a formal hearing.  
28

1 NOW, THEREFORE, in consideration of the representations, covenants and  
2 conditions set forth herein, the Parties stipulate and agree as follows:

3 1. Respondent admits that she engaged in activities considered by the Division to  
4 be in violation of NRS 645B.165 (1) and 645B.165 (3).

5 2. Respondent hereby acknowledges and agrees, with full knowledge, to waive her  
6 right to a hearing in this matter, pursuant to paragraph 17 below.

7 3. In light of the Parties' desire to resolve this matter, Respondent agrees:

8 (a) To immediately surrender her mortgage agent license, despite the fact it  
9 may be expired; *We have no license to turn in as*  
10 *it expired 6/30/09*

11 (b) To not apply for a license with the Division for three (3) years from the date  
12 of execution of this agreement; and

13 (c) To pay investigation costs of three hundred dollars and no cents (\$300.00)  
14 to the Division.

15 4. Respondent agrees that in the event she violates any of the provisions of this  
16 Agreement, the Division shall retain any and all remedies available to it in accordance with  
17 Chapter 645B of NRS, AB 523 and regulations promulgated pursuant to AB 523.

18 5. The Parties agree and acknowledge that this Agreement shall constitute the  
19 complete and final resolution of any issues arising out of the Division's investigation into  
20 Respondent's conduct as specified herein.

21 6. The Parties represent and warrant that the person executing this Agreement on  
22 behalf of each Party has full power and authority to do so, and has the legal capacity to  
23 conduct the legal obligations assigned to it hereunder.

24 7. Respondent further acknowledges and agrees that the Division shall retain the  
25 original of this Agreement.

26 8. This Agreement may be signed in counterparts and a facsimile signature shall  
27  
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1 be deemed as valid as an original; however, Respondent shall immediately forward all original  
2 signature pages to the Division.

3 9. This Agreement, as well as the rights and obligations of the Parties hereto, shall  
4 be interpreted, governed and construed pursuant to the laws of the State of Nevada.

5 10. Any action to enforce this Agreement shall be brought in the First Judicial  
6 District Court of the State of Nevada in and for Carson City, County.

7 11. If the Division is successful in any action to enforce this Agreement, the court  
8 may award it attorney's fees. It is specifically agreed that reasonable attorney's fees for the  
9 State-employed attorneys shall be \$125.00 per hour.

10 12. Failure to declare a breach or the actual waiver of any particular breach of this  
11 Agreement or its material terms, by either Party, shall not operate as a waiver by such Party  
12 of any of its rights or remedies as to any other breach.

13 13. Respondent has the right to retain an attorney to review this Agreement at her  
14 sole cost and expense.

15 14. Other than the fine and investigative costs set forth herein, each Party shall pay  
16 its own costs and fees, including attorney's fees.

17 15. If any provision contained in this Agreement is held to be unenforceable by a  
18 court of law or equity, this Agreement shall be construed as if such a provision(s) did not exist  
19 and the unenforceability of such provision(s) shall not be held to render any other provision(s)  
20 of this Agreement unenforceable.

21 16. This Agreement constitutes the entire Agreement of the Parties, and it is  
22 intended as a complete and exclusive statement of the promises, representations,  
23 negotiations and discussions of the Parties. Unless otherwise expressly authorized by its  
24 terms, this Agreement shall be binding upon the Parties unless the same is, in writing, signed  
25 by the respective Parties hereto and approved by the Office of the Attorney General.  
26  
27  
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1           17.    **NOTICE TO RESPONDENT:** By executing this Agreement, you hereby agree  
2 that you are waiving certain rights as set forth herein. As the Respondent, you are specifically  
3 informed that you have the right to request that the Division file an administrative complaint  
4 against you and at any hearing on such a complaint, you would have the right to appear and  
5 be heard in your defense, either personally or through your counsel of choice. If the Division  
6 were to file a complaint, at the hearing the Division would have the burden of proving the  
7 allegations in the complaint and would call witnesses and present evidence against you. You  
8 would have the right to respond and to present relevant evidence and argument on all issues  
9 involved. You would have the right to call and examine witnesses, introduce exhibits, and  
10 cross-examine opposing witnesses on any matter relevant to the issues involved.  
11

12           You would have the right to request that the Commissioner of the Division issue  
13 subpoenas to compel witnesses to testify and/or offer evidence on your behalf. In making this  
14 request, you may be required to demonstrate the relevance of the witness's testimony and/or  
15 evidence. Other important rights you have are listed in Chapters 645B and 233B of NRS.  
16

17           18.    Neither this Agreement nor any statements made concerning this Agreement  
18 may be discussed or introduced into evidence at the hearing on the complaint, if the Division  
19 must ultimately put on a case based upon Respondent's failure to comply with the terms and  
20 conditions of this Agreement.

21           19.    Respondent understands and agrees that this Agreement may be used to show  
22 that past violations have occurred should any future disciplinary action be taken by the  
23 Division.  
24

25           20.    In consideration of the execution of this Agreement, Respondent for himself, his  
26 heirs, executors, administrators, successors, and assigns, hereby release, remise, and  
27 forever discharge the State of Nevada, the Department of Business and Industry of the State  
28 of Nevada, the Division, and each of their members, agents, attorneys (including any and all

1 employees of the Nevada Attorney General), and employees in their individual and  
2 representative capacities, from any and all manner of actions, causes of action, suits, debts,  
3 judgments, executions, claims, and demands whatsoever, known and unknown, in law or  
4 equity, that the Respondent ever had, now has, may have, or claim to have against any or all  
5 of the persons or entities named in this section, arising out of or by reason of the Division's  
6 investigation into this matter, and all other matters relating thereto.

7 21. Respondent hereby indemnifies and holds harmless the State of Nevada, the  
8 Department of Business and Industry of the State of Nevada, the Division, and each of their  
9 members, agents, and employees, and employees of the Nevada Attorney General in their  
10 individual and representative capacities against any and all claims, suits and actions brought  
11 against said persons and/or entities by reason of the Division's investigation into this  
12 disciplinary action, this Agreement, and all other matters relating thereto, and against any and  
13 all expenses, damages and costs, including court costs and attorney fees, which may be  
14 sustained by the persons and/or entities named in this section as a result of said claims, suits  
15 and actions.

16 IN WITNESS WHEREOF, the Parties have caused this Agreement to be signed and  
17 intend to be legally bound thereby. The Parties further agree this Agreement constitutes a  
18 final order of the Commissioner of the Division.

19  
20 Dated this 30 day of April, 2010.

21   
22 Colleen Fitzgerald, Respondent

23 Dated this 5<sup>th</sup> day of ~~April~~<sup>MAY</sup>, 2010.

24  
25 State of Nevada  
26 Department Of Business and Industry  
27 Division of Mortgage Lending

28 By: 

Joseph L. Waltuch, Commissioner