

1 3. Pursuant to NRS chapter 645A, Respondent was issued an escrow agency
2 license, License Number 3220, on August 19, 2009.

3 4. The Division currently classifies Respondent's escrow agency license status as
4 'closed'.

5 5. Patricia Ann Bascom, an individual (hereinafter "Respondent Bascom"), was
6 licensed by the Division as an escrow agent on behalf of Respondent LV Escrow on
7 August 19, 2009. The Division currently Bascom's license as "closed."

8 6. Based upon information and belief, and at all relevant times herein mentioned,
9 Respondent Bascom was the sole owner, officer and manager of Respondent LV Escrow
10 Services.
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12 7. LV Escrow Services and Bascom are hereinafter referred to individually as
13 Respondent or collectively as Respondents.

14 8. Pursuant to NRS 645A.050(2)(b) "[i]n addition to the other duties imposed upon
15 him by law, the Commissioner shall:... [c]onduct or cause to be conducted each year an
16 examination of each escrow agency licensed pursuant to this chapter."
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18 9. Pursuant to NRS 645A.050(2)(b), the Division commenced a regularly scheduled
19 annual examination of Respondent on November 2, 2009 which revealed, among other things,
20 that Respondents:

21 a. Conducted unlicensed escrow activity prior to being issued a license
22 pursuant to NRS 645A by the Division, as evidenced by the "Orders Report by Open Date"
23 report submitted by Respondents to the Division, which reflects that the first escrow file,
24 #091603, was opened on April 13, 2009, and which is also evidenced by account activity in
25 Respondent's Bank of America Escrow Trust Account on May 5, 2009, over three (3) months
26 prior to Respondent(s) being issued a license(s) pursuant to NRS 645A by the Division.
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28 b. Respondent Failed to deposit and keep in full force and effect a

1 corporate surety bond, or substitute form of security, in the amount of at least \$50,000
2 required for an escrow agency if the average monthly balance of the trust account or escrow
3 account maintained by that agency is more than \$50,000 but not more than \$250,000:

4 1. Respondent deposited a certificate of deposite in the amount of
5 \$20,000 as a substitute form of security in lieu of the surety bond required to obtain a license
6 under NRS 645A.

7 2. Respondent's average monthly balance of the trust account or
8 escrow account it maintained for the months of August 2009, September 2009, and
9 October 2009 was \$132,323.76;

10 c. Failed to maintain complete and suitable records of all escrow
11 transactions it conducted, including, but not limited to, records which clearly identify: the name,
12 address and telephone number of each homeowner; the account number of each loan; the
13 address and contact information of each lender or loan servicer related to each loan; the
14 amount and date of each deposit; and the amount and date of each withdrawal with the name
15 of each recipient;

16 d. Failed, at all times, to monthly reconcile balances on deposit equal to all
17 money collected and deposited and not legitimately disbursed to reconcile its bank accounts;
18 and
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20 e. Failed to submit an annual financial statement reviewed by an independent
21 public accountant to the Division.
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23 10. Pursuant to NRS 645A.041(1), "[e]xcept as otherwise provided in NRS
24 645A.042, as a condition to doing business in this State, each escrow agency shall deposit
25 with the Commissioner and keep in full force and effect a corporate surety bond payable to
26 the State of Nevada, in the amount set forth in subsection 4, which is executed by a corporate
27 surety satisfactory to the Commissioner and which names as principals the escrow agency
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1 and all escrow agents employed by or associated with the escrow agency.”

2 11. Pursuant to NRS 645A.041(4):

3 “Each escrow agency shall deposit a corporate surety bond that complies with the
4 provisions of this section or a substitute form of security that complies with the
5 provisions of NRS 645A.042 in the following amount based upon the average monthly
6 balance of the trust account or escrow account maintained by the escrow agency
7 pursuant to NRS 645A.160:

AVERAGE MONTHLY BALANCE	AMOUNT OF BOND OR SECURITY REQUIRED
\$50,000 or less.....	\$20,000
More than \$50,000 but not more than \$250,000.....	\$50,000”

10 12. Pursuant to NAC 645A.050, “[e]ach escrow agency that maintains a trust
11 account shall keep a record of all money deposited in the account. These records are subject
12 to inspection by the Commissioner or his authorized representative and must include, without
13 limitation: a. The name of the person who sent the money to the escrow agency; b. The
14 account in which the money was deposited; c. The name of the person to whom the money
15 belongs; d. The date the money was received; e. The date that money was deposited into the
16 account; f. The date of each withdrawal from the account; g. Any other pertinent information
17 concerning the account, including, without limitation, escrow instructions and servicing
18 agreements; and (h) Any other pertinent information concerning the account, including,
19 without limitation, escrow instructions and servicing agreements.” See NAC 645A.050(5).

21 13. Pursuant to NRS 645A.171, “No escrow officer or person who acts as an escrow
22 agent may disburse money from an escrow account unless deposits which are at least equal
23 in value to the proposed disbursements and which relate directly to the transaction for which
24 the money is to be disbursed have been received.” See NRS 645A.171(1).

26 14. Pursuant to NRS 645A.210 “[i]t is unlawful for any person, unless exempted
27 under NRS 645A.015, to engage in or carry on, or hold himself or herself out as engaging in
28 or carrying on, the escrow business or act in the capacity of an escrow agent or agency

1 without first obtaining a license as an escrow agent or agency.”

2 15. Pursuant to NRS 645A.040 “[e]xcept as otherwise provided in this section, an
3 escrow agency shall submit to the Commissioner, not later than 120 days after the last day of
4 each fiscal year of the escrow agency, a financial statement that: (a) Is dated not earlier than
5 the last day of the fiscal year of the escrow agency; and (b) Has been prepared based on the
6 books and records of the escrow agency by an independent public accountant who has a
7 valid permit to engage in the practice of public accounting in this State.” See NRS
8 645A.040(1). Further, “[i]f an escrow agency maintains a trust account pursuant to NRS
9 645A.160, the financial statement submitted pursuant to this section must: (a) If the trust
10 account has an average monthly balance of \$250,000 or less, be reviewed by an independent
11 public accountant before it is submitted to the Commissioner. The review must be consistent
12 with the standards set out in sections 400 to 408, inclusive, of the *Statements on Standards*
13 *for Accounting and Review Services* published by the American Institute of Certified Public
14 Accountants; and (b) If the trust account has an average monthly balance that exceeds
15 \$250,000, be audited before it is submitted to the Commissioner. The escrow agency shall
16 ensure that the public accountant who prepares the report of an audit submits a copy of the
17 report to the Commissioner and the escrow agency at the same time.” See NRS
18 645A.040(3).

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21 16. Pursuant to 645A.050 “[i]f the Commissioner determines that an escrow agency
22 has not complied with the provisions of subsections 2 to 15, inclusive, he may require the
23 escrow agency to deliver an audited financial statement that is prepared, using the records of
24 the escrow agency, by a certified public accountant who holds a certificate to engage in the
25 practice of public accounting in this State. Except as otherwise provided in this subsection,
26 the financial statement must be submitted to the Commissioner not later than 60 days after
27 the Commissioner requests the financial statement from the escrow agency. The
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1 Commissioner may grant a reasonable extension for the submission of the financial
2 statement if an extension is requested not later than 60 days after the Commissioner requests
3 the financial statement from the escrow agency.

4 17. Pursuant to NRS 645A.110 “[i]f upon investigation it appears that the agent or
5 agency is so conducting business or an unlicensed person is engaged in the escrow
6 business, the Commissioner may: (a) Order the person to discontinue conducting business in
7 an injurious manner or in violation of this chapter...”

8 VIOLATIONS OF LAW

9 After examination, the Division determined that Respondents:

10 1. Conducted unlicensed escrow agency and/or escrow agent activity prior to being
11 properly licensed by the Division pursuant to NRS 645A;

12 2. Failed to deposit and maintain a sufficient surety bond and/or substitute form of
13 security based upon the average monthly balance of the trust account or escrow account
14 maintained by the escrow agency, in violation of NRS 645A.041;

15 3. Failed to maintain complete and suitable records of all escrow transactions it
16 conducted, in violation of NAC 645A.050;

17 4. Failed, at all times, to monthly reconcile balances on deposit equal to all money
18 collected and deposited and not legitimately disbursed to reconcile its bank accounts, in
19 violation of NRS 645A.171(1); and

20 5. Failed to submit an annual financial statement reviewed by an independent
21 public accountant to the Division, in violation of NRS 645A.040 and NRS 645A.050.

22 ORDER

23 **NOW, THEREFORE**, pursuant to NRS 622.080 and NRS 645A.110, the Commissioner
24 of the Division hereby orders that Respondents, and each of them, **IMMEDIATELY**
25 **DISCONTINUE CONDUCTING BUSINESS IN VIOLATION OF NRS CHAPTER 645A AND**
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1 **IMMEDIATELY CEASE AND DESIST** from soliciting and conducting any and all escrow agency
2 activity in the State of Nevada except upon the following conditions:

3 1. Respondents shall immediately notify in writing every party involved in an open escrow
4 transaction, loan servicing, payment collection or loan pool servicing of this Order;

5 2. Respondents shall delete from all advertising material, including but not limited to
6 Respondents' websites, any and all references to its ability to conduct escrow activity in the
7 state of Nevada for which a license under Chapter 645A is required, and all references to its
8 escrow agency license number.

9 3. Respondents shall, **within three (3) business days** from the date of service of this
10 Order on Respondents, provide to the Commissioner in writing:

11 i. A list of all open escrow transactions and loan pool transactions;

12 ii. The office address and telephone number for every office location of
13 Respondents, along with the location or locations where its books and records are located.

14 4. Respondents shall, within **ten (10) days** from the date of service of this Order on
15 Respondents, provide to the Commissioner in writing, a complete accounting of all moneys
16 held in trust for any person for whom Respondents are acting within the scope of their
17 licenses. Such accounting shall include a complete list of all open transactions by party name
18 and address, including loans and accounts being serviced or for which payments are being
19 collected; a list of every person for whom trust moneys are being held, along with the amount of
20 moneys held on each such person's behalf; and a list of all bank accounts (including bank
21 account number and bank name and address) where any such trust moneys, however
22 denominated (such as tax, insurance, loan payment , interest reserve or construction control
23 accounts), are held, along with the balances in such accounts.

24 All written communication to the Division must be sent by U.S. Postal Service or private
25 carrier or delivery service to:
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1 Commissioner
2 Division of Mortgage Lending
3 7220 Bermuda Road, Suite A
4 Las Vegas, NV 89119

5 **IT IS FURTHER ORDERED** that Respondents' failure to abide by any of the above-
6 referenced conditions now imposed upon its license under NRS Chapter 645A shall constitute
7 grounds for summary suspension, revocation or other discipline deemed appropriate in the
8 discretion and within the statutory authority of the Commissioner.

9 **IT IS FURTHER ORDERED**, pursuant NRS 645A.110(2)(a), that upon filing a verified
10 petition with the Division within **30 (thirty) days** of receipt of this Order to Discontinue (Cease
11 and Desist), Respondents, and each of them, shall be entitled to a hearing with regard to the
12 contents of this Order to Cease and Desist. Each Respondent is advised, however, that the
13 provisions of this Order to Cease and Desist are effective immediately upon such Respondent
14 being served therewith, whether or not such Respondent requests a hearing.

15 Should Respondents request a hearing, Respondents are advised of the following:

16 a) Respondent is entitled to be represented by legal counsel at its own cost and
17 expense; b) At any hearing Respondent shall be entitled to respond and to present evidence
18 and argument on all issues involved; c) Requests may be made to the Commissioner for the
19 issuance of subpoenas; however, the Commissioner may request the proposed testimony of
20 any such person prior to the issuance of the subpoena; and d) Unless precluded by law, the
21 parties may agree to an informal resolution or settlement prior to any hearing.
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23 Should Respondent not request a hearing within **thirty (30) days** of service of the instant
24 Order, the Division will enter a Final Order in this matter. Respondent is advised, however, that

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1 the provisions of this Order are effective immediately upon Respondent being served therewith,
2 whether or not Respondent requests a hearing.

3 Dated this 5TH day of October, 2010.

4 State of Nevada
5 Department of Business and Industry
6 Division of Mortgage Lending

7 By: 
8 Joseph L. Waltuch, Commissioner

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