

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

Before the Commissioner of the Division of Mortgage Lending

In the Matter of:

FAMILY MORTGAGE, INC,  
Mortgage Broker License No. 9,  
Respondent.

CONSENT ORDER  
TO CEASE AND DESIST VIOLATING NRS 645B  
AND  
TO PAY AN ADMINISTRATIVE FINE AND COSTS

Issued and Entered,  
This 6th day of March, 2012,  
By James Westrin,  
Commissioner

The Commissioner of the State of Nevada, Department of Business and Industry, Division of Mortgage Lending (the "Commissioner") having been statutorily charged with the responsibility and authority to administer and enforce Chapter 645B of the Nevada Revised Statutes, NRS 645B.010 *et seq.*, and Chapter 645B of the Nevada Administrative Code, NAC 645B.001 *et seq.*, governing the licensing and conduct of mortgage brokers in the State of Nevada; and,

The Commissioner having been granted general supervisory power and control over all mortgage brokers doing business in the State of Nevada pursuant to NRS 645B; and,

FAMILY MORTGAGE, INC. (the "Respondent") having made application for and been granted a license by the Commissioner as a mortgage broker, License No. 9, pursuant to NRS 645B, on September 22, 2003; and,

Respondent having been licensed with the Division of Mortgage Lending (the "Division") as a mortgage broker pursuant to NRS 645B at all times relevant to this matter and, therefore, subject to the jurisdiction of the Commissioner; and,

1 The Division having conducted an examination of Respondent and Respondent's books, records,  
2 accounts and business practices, pursuant to NRS 645B.060, beginning on March 3, 2011 and  
3 concluding on April 28, 2011; and,

4 The Division's examination having revealed that Respondent had engaged in or was engaging in  
6 conduct that violated provisions of NRS 645B.010 *et seq.* Specifically, the Division's examination  
7 revealed that a loan processor employed by Respondent altered documents in relation to residential  
8 mortgage loans, in violation of NRS 645B.670(2)(o); and,

9 Respondent having submitted additional information to the Division demonstrating that: 1) the  
10 violations were not the result of intentional conduct, but rather a matter of convenience in matters  
11 relating to the transcription of immaterial documents from one language to another; 2) the Respondent  
12 has taken timely and appropriate corrective measures; 3) the alleged violations did not cause harm or  
13 loss to consumers; and 4) the alleged violations did not cause harm or loss to any financial lender; and,

14 Respondent having further expressed a desire to cooperate with the Division and avoid the time  
15 and expense involved in an administrative enforcement hearing; and,

16 The Division and Respondent having conferred concerning this matter and determined to resolve  
17 this matter pursuant to the following terms:

18 1. Respondent agrees to CEASE AND DESIST from any violation of NRS 645B, as set  
19 forth above;

20 2. Respondent agrees to pay an ADMINISTRATIVE FINE in the amount of Three  
21 Thousand Dollars and No Cents (\$3,000.00), pursuant to NRS 645B.670(2);

22 3. Respondent agrees to pay to the Division, in accordance with NRS 622.400 and upon the  
23 entry of this order, the Division's ADMINISTRATIVE COSTS in the amount of One Hundred Eighty  
24 Dollars and No Cents (\$180.00);

25 4. Respondent agrees to develop, implement, maintain, and enforce 1) a comprehensive  
26 written employee Policy and Procedures Manual, 2) a comprehensive written Quality Control and  
27 Compliance Program, and 3) a written Pre- and Post-Closing Compliance Audit Program; and,  
28

1 Respondent having knowingly and voluntarily affixed her signature to the attached  
2 VOLUNTARY CONSENT TO ENTRY OF CONSENT ORDER, incorporated herein by this reference,  
3 has consented to the issuance of this CONSENT ORDER TO CEASE AND DESIST FROM  
4 VIOLATING NRS 645B and ORDER TO PAY AN ADMINISTRATIVE FINE AND COSTS (the  
5 "Order") with the intent to be legally bound hereby, and has waived and relinquished any and all rights  
6 that Respondent may now or hereafter have to an administrative hearing in this matter or to judicial  
7 review of, or otherwise challenge or contest, the entry of this Order; and,

8 Respondent having had opportunity to consult with legal counsel of her choosing concerning  
9 this matter; and,

10 The Commissioner having determined that the terms of this ORDER is a reasonable resolution  
11 of this matter and in the public interest.

12 NOW, THEREFORE, IT IS HEREBY ORDERED that:

- 13 1. Respondent shall CEASE AND DESIST from violating NRS 645B.670(2)(o).
- 14 2. Respondent shall pay to the Division, upon the entry of this order, an  
15 ADMINISTRATIVE FINE in the amount of Three Thousand Dollars and No Cents (\$3,000.00).
- 16 3. Respondent shall pay to the Division, upon the entry of this order, the Division's  
17 ADMINISTRATIVE COSTS in the amount of One Hundred Eighty Dollars and No Cents (\$180.00).
- 18 4. Respondent shall forthwith develop, implement, maintain, and enforce 1) a  
19 comprehensive written employee Policy and Procedures Manual, 2) a comprehensive written Quality  
20 Control and Compliance Program, and 3) a written Pre- and Post-Closing Compliance Audit Program.
- 21 5. This Order shall be and is effective and enforceable on the date that it is issued, as shown  
22 in the caption hereof.
- 23 6. This Order shall be and is effective and enforceable until terminated, modified, set aside,  
24 or suspended in writing by the Commissioner.

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

4 Before the Commissioner of the Division of Mortgage Lending

6 \_\_\_\_\_ )  
7 In the Matter of: )

8 FAMILY MORTGAGE, INC, )  
9 Mortgage Broker License No. 9, )  
Respondent. )  
10 \_\_\_\_\_ )

11 VOLUNTARY CONSENT TO ENTRY OF  
12 COMMISSIONER'S ORDER

13  
14 By affixing my signature hereto, I, SHARON YE, in my individual capacity and as the sole  
15 officer, director and shareholder of FAMILY MORTGAGE, INC., hereby knowingly and voluntarily,  
16 with the intent to be legally bound thereby, consent to the attached Commissioner's ORDER TO  
17 CEASE AND DESIST VIOLATING NRS 645B AND TO PAY AN ADMINISTRATIVE FINE AND  
18 COSTS (the "ORDER") in this matter, and further, in consideration of the terms and conditions set  
19 forth therein:

20 1. I acknowledge that I have had the opportunity to retain an attorney to review this  
21 VOLUNTARY CONSENT and the attached ORDER.

22 2. I knowingly and voluntarily waive the right to an administrative hearing in this matter.

23 3. I knowingly and voluntarily waive and give up any and all right that I, or FAMILY  
24 MORTGAGE, INC., may now or hereafter have to administrative or judicial review concerning, or to  
25 otherwise challenge or contest, the entry of the attached ORDER.

26 4. I agree to fully comply with each and every provision of the attached ORDER.  
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1           5.       I understand that if I fail to fully comply with each and every provision of the attached  
2 ORDER, the Commissioner retains jurisdiction to issue such further order(s) as he may deem just,  
3 necessary and appropriate in accordance with NRS 645B.

4           6.       I, my heirs, executors, administrators, successors, and assigns, hereby releases, remises,  
6 and forever discharges the State of Nevada, the Department of Business and Industry of the State of  
7 Nevada, the Division, and each of their members, agents, attorneys (including any and all employees of  
8 the Nevada Attorney General), and employees in their individual and representative capacities, from any  
9 and all manner of actions, causes of action, suits, debts, judgments, executions, claims, and demands  
10 whatsoever, known and unknown, in law or equity, that Respondent ever had, now has, may have, or  
11 claim to have against any or all of the persons or entities named in this section, arising out of or by  
12 reason of the Division's examination of the Respondent, and all other matters relating thereto.

13           7.       I hereby indemnify and hold harmless the State of Nevada, the Department of Business  
14 and Industry of the State of Nevada, the Division, and each of their members, agents, and employees,  
15 and employees of the Nevada Attorney General in their individual and representative capacities against  
16 any and all claims, suits, and actions brought against said persons and/or entities by reason of the  
17 Division's examination of Respondent, this Voluntary Consent and attached Order, and all other matters  
18 relating thereto, and against any and all expenses, damages, and costs, including court costs and attorney  
19 fees, which may be sustained by the persons and/or entities named in this matter as a result of said  
20 claims, suits, and actions.

21           3/21/2012

22 Dated

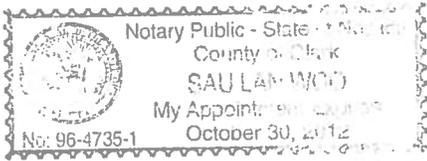
23 Subscribed and sworn to before me on this 2<sup>nd</sup> day of March, 2012

*Sharon Ye*  
SHARON YE

*Sharon Ye*  
Notary Public

In and for the county of Clark  
Nevada

My commission expires 10/30/2012



CERTIFICATE OF SERVICE

1  
2  
3 I certify that I am an employee of the State of Nevada, Department of Business and Industry,  
4 Division of Mortgage Lending, and that on, March 12th, 2012, I deposited in the U.S. mail,  
5 postage prepaid via First Class Mail and Certified Return Receipt Requested, a true and  
6 correct copy of the foregoing, CONSENT ORDER TO CEASE AND DESIST VIOLATING  
7 NRS 645B AND TO PAY AN ADMINISTRATIVE FINE AND COSTS and the VOLUNTARY  
8 CONSENT TO ENTRY OF COMMISSIONER'S ORDER, for FAMILY MORTGAGE, INC.,  
9 addressed as follows:  
10

11 Sharon X Ye  
12 Family Mortgage, Inc.  
13 4990 S. Rainbow Blvd. #100  
14 Las Vegas, NV 89118

15 Certified Receipt Number: 7009 2250 0001 8859 2998

16  
17 DATED this 9th day of March, 2012

18  
19 By: *Susan Slack*  
20 Employee of the Division  
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