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: ANNA IVETTE MORALES Mortgage Agent License No. 26601, NMLS License No. 335932, Respondent.	Order No. 2014-106 Case No. 2014-106

CONSENT ORDER

Issued and Entered,
This 18th day of December, 2014,
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*. ("NRS 645B" or "the Act") and Chapter 645B of the Nevada Administrative Code, NAC 645B.001 *et seq*. ("NAC 645B" or "the Regulation"), governing the licensing and conduct of mortgage brokers and mortgage agents in the State of Nevada; and,

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

ANNA IVETTE MORALES (hereinafter, "RESPONDENT") having made application for and been granted a mortgage agent license (MLD License No. 26601/NMLS ID 335932) by the Commissioner, on September 23, 2004, pursuant to provisions of the Act; and,

RESPONDENT having held a mortgage agent license at all times relevant to this matter and is, therefore, subject to the jurisdiction of the Commissioner; and,

The Division of Mortgage Lending (the "Division") having received a written complaint and commenced an investigation pursuant to NRS 645B.060; and,

Based upon the findings of the investigation, Division staff determined that, contrary to NRS 645B.450(1) and NRS 645B.670(1)(c)(11)-(12), RESPONDENT associated with or was employed by more than one licensed or exempt mortgage broker and received compensation for mortgage agent activity from a person that was not her employer and sponsor in the Nationwide Mortgage System and Registry; and,

RESPONDENT having, in accordance with NRS 233B.127(3), been served on or about August 20, 2014 with a Notice of Opportunity to Show Compliance and Proposed Administrative Complaint providing RESPONDENT with (1) notice of facts or conduct which warrant disciplinary action against RESPONDENT'S mortgage agent license and (2) notice of her opportunity for an informal conference, prior to the commencement of formal disciplinary action, to show compliance with all lawful requirements for the retention of her license; and,

RESPONDENT exercised her right to an informal conference at the Division's offices on September 16, 2014 attended by Division staff and counsel and RESPONDENT and RESPONDENT'S counsel. At the informal conference RESPONDENT stated that:

1. In her personal capacity, RESPONDENT was referred to lender (the "lender") to obtain financing for her personal purchase of investment properties. In the course of her dealings with the lender, RESPONDENT developed an informal advisory and consulting type of relationship with the lender and would informally advise the lender or its staff on forms and disclosures. This relationship lasted for approximately nine months and RESPONDENT received compensation in the amount of $2,125.00. RESPONDENT viewed this only as an advisory and consulting relationship and was not aware that her name appeared on any documents.

2. At no time did RESPONDENT take an application, discuss or negotiate loan terms, or refer or bring a borrower or applicant to the lender or any person other than the mortgage broker that she was employed and sponsored by.

Based upon those discussions, and to avoid the time and expense of a protracted evidentiary hearing, the Division and RESPONDENT have agreed and determined to resolve this matter pursuant to the following terms:

1. RESPONDENT agrees to CEASE AND DESIST from any and all violations of NRS 645B. RESPONDENT further acknowledges and understands the Act prohibits her from:

a. offering or providing, or otherwise holding herself as being able to offer or provide, any of the services of a mortgage agent in the state of Nevada on behalf of any person other than the mortgage broker, mortgage banker or exempt person with who she is employed and sponsored, as reflected by the records of the Division; and,

b. directly or indirectly, receiving any commission, fees, points or any other compensation or remuneration for mortgage agent activity from any person other than the mortgage broker or mortgage banker by whom she is sponsored and employed, as reflected by the records of the Division; and,

2. RESPONDENT agrees to pay to the Division, pursuant to NRS 645B.670(1)(c)(11)-(12), an ADMINISTRATIVE FINE in the amount of $3,125.00; and,

3. RESPONDENT agrees to pay to the Division the Division's ADMINISTRATIVE COSTS and other costs in the amount of $900.00, in accordance with NRS 622.400; and,

4. RESPONDENT understands and agrees that failure to strictly comply with each and every provision of this consent order is a violation of NRS 645B.670(1)(c)(12) and is grounds for any discipline authorized under NRS 645B; and,

RESPONDENT, having knowingly and voluntarily affixed her signature to the attached VOLUNTARY CONSENT TO ENTRY OF COMMISSIONER'S CONSENT ORDER ("Voluntary Consent"), incorporated herein by this reference, has consented to the issuance of this CONSENT ORDER (the "Order") with the intent to be legally bound hereby, and has waived and relinquished any and all rights that RESPONDENT may now or hereafter have to be served with a notice of charges and an administrative hearing in this matter or to judicial review of, or otherwise challenge or contest, the entry of this Order; and,

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

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

NOW, THEREFORE, IT IS HEREBY ORDERED that:

1. RESPONDENT shall CEASE AND DESIST from any and all violations of NRS 645B.

2. RESPONDENT shall pay to the Division an ADMINISTRATIVE FINE in the amount of $3,125.00. The ADMINISTRATIVE FINE shall be and is due upon ANNA IVETTE MORALES' execution of the attached Voluntary Consent and shall be tendered to the Division in accordance with the instructions included in the enclosed invoice.

3. RESPONDENT shall pay to the Division, upon the entry of this order, the Division's ADMINISTRATIVE COSTS and other costs in the amount of $900.00. The ADMINISTRATIVE COSTS and other costs shall be and are due upon ANNA IVETTE MORALES' execution of the attached Voluntary Consent and shall be tendered to the Division with the ADMINISTRATIVE FINE described above in accordance with the instructions included in the enclosed invoice.

4. This Order shall be and is effective and enforceable on the date that it is issued, as shown in the caption hereof.

5. This Order shall remain effective and enforceable until terminated, modified, set aside, or suspended in writing by the Commissioner.

6. The Commissioner specifically retains jurisdiction over the matters contained herein and has the authority to issue such further order(s) as he shall deem just, necessary, and appropriate to enforce the provisions of NRS 645B.010 *et seq*. and protect the public.

IT IS SO ORDERED.

DIVISION OF MORTGAGE LENDING

By: James Westrin
JAMES WESTRIN, COMMISSIONER

CERTIFICATE OF SERVICE

I certify that I am an employee of the State of Nevada, Department of Business and Industry, Division of Mortgage Lending, and that on, December 19th, 2014, 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 CONSENT ORDER in the matter of ANNA IVETTE MORALES, addressed as follows:

Samuel A. Schwartz, Esq.
Schwartz Law Firm
6623 Las Vegas Blvd., Suite 300
Las Vegas, NV 89119

Certified Receipt Number: 7009 2250 0001 8859 0017

DATED this 19th day of December, 2014

By: _____
Employee of the Division