

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:

LANTZMAN MANAGEMENT, INC. D/B/A  
LANTZMAN LENDING,  
Mortgage Broker License No. UNL,

and

JUSTIN ROBERT LANTZMAN,  
Mortgage Broker License No. UNL,

Respondents.

Order No. 2016-022

Case No. 2016-022

CONSENT ORDER TO CEASE AND DESIST VIOLATING NRS 645B AND NAC 645B,  
IMPOSING AN ADMINISTRATIVE FINE,  
AND ASSESSING INVESTIGATIVE COSTS

Issued and Entered,  
This 19<sup>th</sup> day of April, 2017,  
By Cathy Sheehy,  
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.* ("the Statute"), and Chapter 645B of the Nevada Administrative Code, NAC 645B.001 *et seq.* ("the Regulation") (collectively "the Act"), 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 and administrative enforcement authority over mortgage brokers and mortgage agents doing business in the State of Nevada pursuant to the Statute; and,

1 The Commissioner having been further vested with broad authority to conduct investigations to  
2 determine whether any person has violated any provision of the Act; and,

3 NRS 645B.900 prohibiting any person from offering or providing the services of a mortgage  
4 broker or mortgage agent, or otherwise from engaging in, carrying on, or holding himself or herself out  
5 as engaging in or carrying on the business of a mortgage broker or mortgage agent without first  
6 obtaining such license issued under the Statute unless the person is exempt; and,

7 LANTZMAN MANAGEMENT, INC. D/B/A LANTZMAN LENDING ("LMI") being a  
8 Nevada foreign corporation organized under the laws of the state of California (CA Entity C282308),  
9 holding a Nevada business license (NV Entity No. E0020072016-3), and licensed by the California  
10 Bureau of Real Estate ("CA-BRE") as a corporate real estate broker with a mortgage loan originator  
11 license endorsement (License No. 01522724, NMLS ID. No. 296471); and,

12 JUSTIN ROBERT LANTZMAN ("LANTZMAN") being licensed by the CA-BRE as a real  
13 estate broker with a mortgage loan originator license endorsement (License No. 01728350, NMLS ID.  
14 No. 312223); and,

15 LANTZMAN being the president and chief executive officer of LMI; and,

16 At no time relevant to this matter, neither LMI nor LANTZMAN (collectively, the  
17 "RESPONDENTS") having been licensed as a mortgage broker in Nevada under the Statute, or having  
18 been exempt from such licensure under the Statute; and,

19 The Division of Mortgage Lending (the "Division"), having received information indicating that  
20 RESPONDENTS were engaged in acting requiring licensure under the Statute, namely (as facilitated  
21 by advertisements contained on at least two websites, including LMI's own website) by holding  
22 themselves out as private or hard money-lenders able to originate, underwrite, and fund mortgage loans  
23 in Nevada on behalf of borrowers or investors, the financing of such as secured by liens on Nevada  
24 residential property, and having, in relation to at least 8 mortgage transactions concerning Nevada  
25

1 residential properties, collecting loan origination fees and documentation preparation fees, on or about  
2 the time of closing on each respective loan; and,

3 Division staff having conducted and completed an investigation of RESPONDENTS' business  
4 practices and activities pursuant to NRS 645B.060(2)(c), and based upon the findings of that  
5 investigation determined that contrary to NRS 645B.900, RESPONDENTS were engaged in activity  
6 requiring licensure as a mortgage broker; and,

7  
8 RESPONDENTS having been served on or about February 16, 2017, and in accordance with  
9 NRS 233B.127(3), with an ORDER TO CEASE AND DESIST, ORDER IMPOSING AN  
10 ADMINISTRATIVE FINE AND INVESTIGATIVE COSTS, AND NOTICE OF OPPORTUNITY  
11 FOR ADMINISTRATIVE HEARING providing RESPONDENTS with (1) notice of facts or conduct  
12 which warrant disciplinary action against RESPONDENTS, and (2) notice of opportunity for  
13 administrative hearing; and,

14  
15 RESPONDENTS having expressed their intent to comply with the Act and desire to cooperate  
16 with the Division and to avoid the time and expense involved in a formal administrative enforcement  
17 hearing; and,

18 The Division and RESPONDENTS having conferred concerning this matter and determined to  
19 resolve this matter pursuant to the following terms:

20 1. RESPONDENTS agree to henceforth CEASE AND DESIST from any violations of the  
21 Act; and,

22 2. RESPONDENTS acknowledge and understand that the Act prohibits them from  
23 advertising, offering, or providing any of the services of a mortgage broker or otherwise engaging in,  
24 carrying on, or holding himself or herself out as engaging in or carrying on the business of a mortgage  
25 broker in Nevada without first obtaining licensure as a mortgage broker issued by the Commissioner  
26 pursuant to the Statute, unless the person is exempt from the provisions of the Statute; and,  
27  
28

1           3.       RESPONDENTS agree to pay to the Division an ADMINISTRATIVE FINE in the  
2 amount of \$20,000.00; and,

3           4.       RESPONDENTS agree to pay to the Division its INVESTIGATIVE COSTS in the  
4 amount of \$8,715.00 in accordance with NRS 622.400; and,

5           5.       RESPONDENTS understand and agree that failure to strictly comply with each and  
6 every provision of this Order is a violation of the Act and is grounds for any discipline authorized under  
7 the Act.  
8

9           RESPONDENTS, by and through LMI's president and chief executive officer, JUSTIN  
10 ROBERT LANTZMAN, having knowingly and voluntarily affixed their signature to the attached  
11 VOLUNTARY CONSENT TO ENTRY OF COMMISSIONER'S CONSENT ORDER ("Voluntary  
12 Consent"), incorporated herein by this reference, have consented to the issuance of this Consent Order  
13 with the intent to be legally bound hereby, and having waived and relinquished any and all rights that  
14 RESPONDENTS may now or hereafter have to be served with a notice of charges and an administrative  
15 hearing in this matter or to judicial review of, or otherwise challenge or contest, the entry of this  
16 Consent Order; and,  
17

18           RESPONDENTS having had opportunity to consult with legal counsel of their choosing  
19 concerning this matter; and,

20           The Commissioner having made the following FINDINGS and CONCLUSIONS based upon the  
21 foregoing and the books and records of the Division:

22           1.       The Commissioner has jurisdiction and authority to issue this Consent Order in this  
23 matter, pursuant to the Nevada Administrative Procedures Act ("NAPA"), NRS 233B.010 *et seq.*, and  
24 the Mortgage Brokers and Mortgage Agents Act, NRS 645B.010, *et seq.*  
25

26           2.       All required notices have been issued in this matter, and the notices and service thereof  
27 were appropriate and lawful in all respects.  
28

1           3.     The terms of this Consent Order are a reasonable resolution of this matter and in the  
2 public interest.

3           4.     All applicable provisions of NAPA and NRS 622 have been met.

4           5.     RESPONDENTS violated NRS 645B.900.

5           NOW, THEREFORE, IT IS HEREBY ORDERED that:

6           1.     RESPONDENTS shall fully comply with all provisions of the Act and CEASE AND  
7 DESIST from any and all violations of the Act.

8           2.     RESPONDENTS shall pay to the Division an ADMINISTRATIVE FINE in the amount  
9 of \$20,000.00. The administrative fine shall be and is due upon RESPONDENTS' execution of the  
10 attached Voluntary Consent and shall be tendered to the Division in accordance with the instructions  
11 included in the enclosed invoice.

12           3.     RESPONDENTS shall pay to the Division INVESTIGATIVE COSTS in the amount of  
13 \$8,715.00. The investigative costs shall be and are due upon RESPONDENTS' execution of the  
14 attached Voluntary Consent and shall be tendered to the Division with the ADMINISTRATIVE FINE  
15 described above in accordance with the instructions included in the enclosed invoice.

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

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

20           ///  
21

22           ///  
23

24           ///  
25

26           ///  
27

28           ///  
29

30           ///  
31

