

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:	)	
	)	
KIRK EDWARD BRITT	)	Order No.: <u>2014-141</u>
Mortgage Agent License No. UNL,	)	
NMLS ID No. 350743,	)	Case No.: 2014-141
	)	
Respondent.	)	

ORDER TO CEASE AND DESIST,  
ORDER IMPOSING AN ADMINISTRATIVE FINE AND INVESTIGATIVE COSTS,  
AND  
NOTICE OF OPPORTUNITY FOR ADMINISTRATIVE HEARING

Issued and Entered,  
This 18th day of December, 2014,  
By James Westrin,  
Commissioner

I.  
ORDER TO CEASE AND DESIST VIOLATING NRS 645B.010 *et seq.*,  
ORDER TO MAKE RESTITUTION,  
ORDER IMPOSING AN ADMINISTRATIVE FINE AND INVESTIGATIVE COSTS

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, 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 vested with general supervisory power and control over all mortgage brokers doing business in the State of Nevada pursuant to NRS 645B; 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 NRS 645B or the Regulation; and,

3 The Division of Mortgage Lending (the "Division") having received information indicating that  
4 KIRK EDWARD BRITT (hereafter, "RESPONDENT"), was engaged in activities requiring licensure  
5 as a mortgage agent under the Act; and,

6 The Division Staff having commenced an investigation of RESPONDENT'S business practices  
7 pursuant to NRS 645B.060(2)(c), and determined, from that investigation, that RESPONDENT was  
8 engaged in activity requiring licensure as a mortgage agent under the Act; and,

9 The Division Staff having reported the results of its investigation to the Commissioner; and,

10 The Commissioner having reviewed the results of the investigation and made the following  
11 FINDINGS OF FACT and CONCLUSIONS OF LAW:

12 Findings of Fact

13 1. NRS 645B.400 prohibits a person from acting as or providing any of the services of a  
14 mortgage agent or otherwise engaging in, carrying on or holding himself or herself out as engaging in  
15 carrying on the activities of a mortgage agent unless the person has a license as a mortgage agent issued  
16 pursuant to NRS 645B.410.

17 2. NRS 645B.900 prohibits a person from offering or providing any of the services or a  
18 mortgage broker or mortgage agent or otherwise engaging in, carrying on or holding himself or herself  
19 out as engaging in or carrying on the business of a mortgage broker or mortgage agent without first  
20 obtaining the applicable license issued pursuant to this chapter, unless the person is properly exempt  
21 from licensure.

22 3. NRS 645B.0125 defines a "mortgage agent" as follows:

23 1. "Mortgage agent" means:

24 (a) A natural person who:

25 (1) Is an employee of a mortgage broker or mortgage banker who is  
26 required to be licensed pursuant to this chapter or chapter 645E of NRS;  
27 and  
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1 (2) Is authorized by the mortgage broker or mortgage banker to engage  
2 in, on behalf of the mortgage broker or mortgage banker, any activity that  
3 would require the person, if the person were not an employee of the  
4 mortgage broker or mortgage banker, to be licensed as a mortgage broker  
5 or mortgage banker pursuant to this chapter or chapter 645E of NRS;

6 (b) A mortgage broker, qualified employee or mortgage banker who is  
7 required by NRS 645B.405 or 645E.290 to be licensed as a mortgage  
8 agent; or

9 (c) A loan processor who is an independent contractor and who is  
10 associated with a mortgage broker, mortgage banker or person who holds a  
11 certificate of exemption pursuant to NRS 645B.016.

12 2. The term includes, but is not limited to, a residential mortgage loan  
13 originator.

14 3. The term does not include a person who:

15 (a) Except as otherwise provided in paragraph (b) of subsection 1, is  
16 licensed as a mortgage broker or mortgage banker;

17 (b) Is an owner, general partner, officer or director of a mortgage broker  
18 or mortgage banker who does not engage in any activity that would  
19 otherwise require a license as a mortgage broker or mortgage banker;

20 (c) Except as otherwise provided in paragraph (c) of subsection 1,  
21 performs only clerical or ministerial tasks for a mortgage broker or  
22 mortgage banker; or

23 (d) Collects payments and performs related services, including, without  
24 limitation, the modification of an existing loan, in connection with a loan  
25 secured by a lien on real property and who does not undertake any other  
26 activity that would otherwise require a license pursuant to this chapter or  
27 chapter 645E or 645F of NRS.  
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1           4.     NRS 645B.01325, in applicable part, defines a “residential mortgage loan originator” as  
2 follows:

3                     “Residential mortgage loan originator” means a natural person who takes a  
4 residential mortgage loan application or offers or negotiates terms of a  
5 residential mortgage loan for compensation or other pecuniary gain.

6           5.     RESPONDENT is not currently and has at no time relevant to this matter been licensed  
7 by the Commissioner to act as or provide any of the service of a mortgage agent under the Act.

8           6.     The Division’s investigation specifically revealed the following:

9                     a.     On or about October 11, 2005, RESPONDENT made application for and was  
10 granted a Nevada mortgage agent license by the Commissioner (MLD License No. 33527).  
11 RESPONDENT was issued NMLS ID No. 350743.

12                    b.     On or about February 13, 2012, RESPONDENT made application for the  
13 renewal of his Nevada mortgage agent license.

14                    c.     On or about April 8, 2013, based upon information obtained in the course of  
15 performing his supervisory responsibilities, the Commissioner issued and served upon RESPONDENT,  
16 a Notice of Intent to Issue Final Order Revoking, and Denying Renewal of Mortgage Agent License and  
17 Notice of Opportunity for Hearing (Order No. 2013-01).

18                    d.     On or about June 26, 2013, the Commissioner issued and entered against  
19 RESPONDENT, a Final Order Denying Mortgage Agent License (Order No. 2013-03).

20                    e.     Beginning on or about July 15, 2013, and continuing through at least  
21 October 10, 2013, RESPONDENT orchestrated or participated in a scheme, plan, device or artifice to  
22 allow, further, facilitate, or otherwise provide the mechanism by which RESPONDENT could and did  
23 engage in activity requiring licensure as a mortgage agent under the Act. In furtherance of the scheme,  
24 plan, device or artifice, and to conceal the unlicensed activity, RESPONDENT utilized the name,  
25 signature, and unique identifier of a Nevada-licensed mortgage agent with whom he partnered in  
26 relation to the scheme, plan, device or artifice, to appear as the loan originator on at least three loan files  
27 that were, in truth and fact, originated by the unlicensed RESPONDENT. Namely, RESPONDENT  
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1 took the loan application from each borrower and offered and negotiated loan terms with each  
2 borrower.

3 f. With respect to each of the above-described loan origination activities,  
4 RESPONDENT further utilized or colluded with the aforementioned licensed mortgage agent with  
5 whom he partnered with in relation to the scheme, plan, device, or artifice, to serve as the conduit by  
6 which RESPONDENT secured receipt of compensation or other pecuniary gain based upon  
7 RESPONDENT'S unlicensed activities.

8 7. NAC 645B.515 vests in the Commissioner the authority to order a person engaging in  
9 activity in violation of NRS 645B or the Regulation to immediately cease and desist from engaging in  
10 the activity.

11 8. NRS 645B.690 grants the Commissioner the authority to impose an administrative  
12 penalty of not more than \$50,000 on a person that offers or provides any of the services of a mortgage  
13 broker or mortgage agent or otherwise engages in, carries on or holds himself or herself out as engaging  
14 in or carrying on the business of a mortgage broker or mortgage agent and, at the time the person was  
15 required to have a license pursuant to NRS 645B and the person did not have such a license.

16 9. Any finding of fact that may be deemed a conclusion of law shall be so construed.

17 Conclusions of Law

18 10. It is a violation of NRS 645B.400 and NRS 645B.900, for a person to offer or provide  
19 any of the services of a mortgage agent or otherwise to engage in, carry on or hold himself or herself out  
20 as engaging in or carrying on the business of a mortgage without first obtaining the applicable license  
21 issued pursuant to this NRS 645B.

22 11. RESPONDENT engaged in activities or conduct which require licensure under the Act,  
23 and by not holding the required license, RESPONDENT has committed violations of NRS 645B.400  
24 and NRS 645B.900. In particular, by orchestrating or participating in a scheme, plan, device or artifice  
25 by which he engaged in unlicensed conduct in connection with at least three loan files subject of that  
26 scheme, plan, device, or artifice, RESPONDENT was enabled to and did offer, negotiate, provide and  
27 achieve residential loans secured by real property in Nevada.

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1 forth in Section II of this ORDER entitled Notice of Opportunity for an Administrative Hearing. If no  
2 administrative hearing is requested within 30 calendar days of the effective date of this Order  
3 RESPONDENTS shall be deemed to have waived and relinquished the right to an administrative  
4 hearing in this matter and a FINAL ORDER shall be issued in this matter.

5 IT IS FURTHER ORDERED that this Order shall be and is effective and enforceable on the  
6 date that it is issued, as shown in the caption hereof.

7 IT IS FURTHER ORDERED that this Order shall remain effective and enforceable until  
8 terminated, modified, set aside, or suspended in writing by the Commissioner.

9 IT IS FURTHER ORDERED that the Commissioner specifically retains jurisdiction over the  
10 matters contained herein and has the authority to issue such further order(s) as he shall deem just,  
11 necessary, and appropriate to enforce provisions of NRS 645B and NAC 645B and to protect the public.

12  
13 IT IS SO ORDERED.

14  
15 DIVISION OF MORTGAGE LENDING

16  
17 By  \_\_\_\_\_  
18 JAMES WESTRIN, COMMISSIONER

II.

NOTICE OF OPPORTUNITY FOR AN ADMINISTRATIVE HEARING  
NAC 645B.515, provides as follows:

If a person engages in an activity in violation of the provisions of this chapter or chapter 645B of NRS, the Commissioner may issue an order to the person directing the person to cease and desist from engaging in the activity.

2. The order to cease and desist must be in writing and must state that, in the opinion of the Commissioner, the person has engaged in an activity:

(a) For which the person has not received a license or certificate of exemption as required by chapter 645B of NRS; or

(b) In a manner that violates the provisions of this chapter or chapter 645B of NRS.

3. A person who receives an order to cease and desist pursuant to this section shall not engage in any activity governed by chapter 645B of NRS after receiving the order unless the order is suspended or rescinded.

4. Not later than 30 calendar days after receiving an order pursuant to this section, the person who receives the order may file a verified petition with the Commissioner to request a hearing. Upon receipt of the verified petition, the Commissioner may, for good cause shown, suspend the order pending the hearing. The Commissioner will hold the hearing on a date not later than 30 calendar days after the date the petition is filed unless the Commissioner and the person agree to another date. The order to cease and desist is rescinded if the Commissioner fails to:

(a) Hold a hearing:

(1) Not later than 30 calendar days after the date the petition is filed; or

(2) On a date agreed to by the Commissioner and the person; or

(b) Render a written decision within 45 days after the date the hearing is concluded.

1 5. The decision of the Commissioner after a hearing is a final decision of the  
2 Division for the purposes of judicial review.

3 [Emphasis added.]

4 **NRS 645B.750, provides as follows:**

5 1. If the Commissioner enters an order taking any disciplinary action against  
6 a person or denying a person's application for a license, the Commissioner  
7 shall cause a written notice of the order to be served personally or sent by  
8 certified mail or telegram to the person.

9 2. Unless a hearing has already been conducted concerning the matter, the  
10 person, upon application, is entitled to a hearing. If the person does not make  
11 such an application within 20 days after the date of the initial order, the  
12 Commissioner shall enter a final order concerning the matter.

13 3. A person may appeal a final order of the Commissioner in accordance with  
14 the provisions of chapter 233B of NRS that apply to a contested case.

15 [Emphasis added.]

16 **If you wish to exercise your right to an opportunity for an administrative hearing, within**  
17 **30 calendar days after receiving this Order, you must file a verified petition with the**  
18 **Commissioner to request a hearing.**

19 The verified petition requesting a hearing must be delivered to:

20 Division of Mortgage Lending

21 Attn. Susan Slack

22 7220 Bermuda Road, Suite A

23 Las Vegas, Nevada 89119

24 **If you fail to timely file a verified petition to request a hearing, your right to a hearing to**  
25 **contest this matter will be deemed waived and relinquished.**