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**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:)
EQP LEGAL GROUP,) Case No. 2021-013
Covered Service Provider License No. UNL.,)
and)
NANA OWUSU NTI,)
Covered Service Provider License No. UNL.,)
Respondents.)

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

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Issued and Entered,
This 30th day of May, 2023,
By Cathy Sheehy,
Commissioner

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The Commissioner of the State of Nevada, Department of Business and Industry, Division of Mortgage Lending (the “Commissioner”) is statutorily charged with the responsibility and authority to administer and enforce Chapter 645F of the Nevada Revised Statutes, NRS 645F.250 (hereinafter, “NRS 645F” or “the Statutes”), and Chapter 645F of the Nevada Administrative Code, NAC 645F.005 *et seq.* (hereinafter, “NAC 645F” or “the Regulations”) (the Statutes and Regulations are collectively, the “Act”), governing the licensing and conduct of covered service providers in the State of Nevada; and,

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1 The Commissioner having been vested with general supervisory power and control
2 over all covered service providers doing business in the State of Nevada pursuant to NRS
3 645F; and,

4 The Commissioner having been further vested with broad authority to conduct
5 investigations to determine whether any person has violated any provision of NRS 645F or
6 NAC 645F; and,

7 Pursuant to that statutory authority and responsibility vested in the Commissioner,
8 and in accordance with provisions of the Act and other applicable law, notice is hereby
9 provided to EQP LEGAL GROUP (“EQP Legal”) and Nana Owusu Nti (“Nti”) and/or their
10 affiliates and/or assignees (collectively “RESPONDENTS”), to cease any and all activity as
11 set forth herein and for which licensure is required under the Act until such time as they
12 have obtained a license or exemption from the Nevada Division of Mortgage Lending (“the
13 Division”).

14 **I. FACTUAL AND LEGAL BASIS**
15 **FOR CEASE AND DESIST ORDER AND ORDER IMPOSING**
16 **ADMINISTRATIVE FINE AND INVESTIGATIVE COSTS**

17 The Commissioner finds that there is sufficient factual basis and legal authority to
18 warrant this order as follows.

19 1. Pursuant to NRS 645F.310, “Covered service” defined to include, without
20 limitation:

- 21 (7) Giving any advice, explanation, or instruction to a
22 homeowner which in any manner relates to the cure of a
23 default in or the reinstatement of an obligation secured by a
mortgage or other lien on a residence, the full satisfaction of
the obligation, or the postponement or avoidance of a
foreclosure sale.

24 * * *

- 25 (11) Providing the services of a loan modification consultant.

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1 (e) Any provisions necessary to comply with the provisions of the
2 Secure and Fair Enforcement for Mortgage Licensing Act of
3 2008, Public Law 110-289, 12 U.S.C. §§ 5101 et seq., including
4 registration with the Registry, and the Mortgage Assistance
5 Relief Services Rule, 16 C.F.R. Part 322, as promulgated by
6 the Federal Trade Commission.

7 (3) An application for a license pursuant to this section must include a
8 complete set of the fingerprints of the applicant or, if the applicant
9 is not a natural person, a complete set of the fingerprints of each
10 person who will have an interest in the person who performs any
11 covered service as a principal, partner, officer, director or trustee,
12 and written permission authorizing the Division to forward the
13 fingerprints to the Central Repository for Nevada Records of
14 Criminal History for submission to the Federal Bureau of
15 Investigation for its report.

16 4. NRS 645F.400 Persons performing covered services for compensation:
17 Prohibited acts; penalty.

18 (1) A person who performs any covered service shall not:

19 (a) Claim, demand, charge, collect or receive any compensation
20 except in accordance with the terms of a contract for covered
21 services.

22 * * *

23 (i) Make any representation, express or implied, about the benefits,
24 performance, or efficacy of any covered service unless, at the time
25 the representation is made, the person who performs any covered
26 service, the foreclosure consultant or the loan modification
27 consultant possesses and relies upon competent and reliable
28 evidence which substantiates that the representation is true. As
used in this paragraph, "competent and reliable evidence" means
tests, analyses, research, studies or other evidence based on the
expertise of professionals in the relevant area that have been
conducted and evaluated in an objective manner by persons
qualified to do so using procedures generally accepted in the
profession to yield accurate and reliable results.

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1 5. On or around November 18, 2019, the Division commenced an investigation
2 after an internal complaint that initially came into the office through a phone call, inquiring
3 if EQP Legal was a licensed mortgage company in Nevada. The consumer who called did
4 not provide their state or origin but that they were referred by the Better Business Bureau
5 in Nevada. The consumer stated they had received a call regarding a loan modification
6 program; however, before going forward, the consumer wanted to verify the company was
7 legitimate.

8 6. The investigation specifically revealed the following:

9 a. A search of the Division of Mortgage Lending database and Nationwide
10 Multistate Licensing System database confirmed EQP Legal was not a licensed company
11 in Nevada.

12 b. Research of EQP Legal revealed a website with testimonials that EQP
13 Legal had saved a persons home through a loan modification and it was a wonderful
14 company. These testimonials appear to be fake reviews.

15 c. A search of the Nevada Bar Association revealed EQP Legal is not
16 affiliated with any law practice nor licensed to practice law in Nevada.

17 d. Further research revealed EQP Legal is not licensed with the Nevada
18 Secretary of the State as required per NRS § 240A.

19 7. On or around November 22, 2019, the Division sent a letter to EQP Legal, to
20 an address affiliated with a Regus Executive Suite in Las Vegas, Nevada, requesting a
21 business model and an explanation of possible unlicensed activity.

22 8. On or around December 6, 2019, the Division received correspondence from
23 EQP Legal in the form of a letter with no letterhead, stating that the company has no
24 physical presence in Nevada and the listed address is used for mail service only. Further,
25 EQP Legal is a document preparation service; however, no services have been performed
26 in Nevada, nor do they intend to conduct business in Nevada.

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1 9. On or around December 9, 2019, the Division received another phone call from
2 a consumer inquiring if EQP Legal was a licensed mortgage broker in Nevada. This
3 consumer was also referred to the Division by the Better Business Bureau in Nevada. This
4 consumer resided in New Jersey and stated she was contacted by EQP Legal regarding a
5 loan modification. She was instructed to pay \$1,200.00 a month for five months and during
6 this time frame, the loan modification would be completed at a reduced rate. EQP Legal
7 will find the consumer another lender as their current lender, Dietch is in bankruptcy
8 status.

9 10. After receiving the above consumer's call regarding EQP Legal the Division
10 determined a site inspection was necessary.

11 11. On or around December 10, 2019, a site verification was conducted at Regus
12 Executive Suites, located at 3755 Howard Hughes Parkway, Suite 200, Las Vegas, Nevada,
13 which is an executive suite office for EQP Legal. The receptionist confirmed EQP Legal
14 received "mail only" at this location and had no physical office space.

15 12. On or around December 18, 2019, the Division subpoenaed Regus Executive
16 Suites for the leasing contracts for EQP Legal.

17 13. On or around December 20, 2019, the subpoena was returned with the leasing
18 contracts from Regus Executive Suites. The EQP Legal virtual office was opened in
19 September 2019, on a month-to-month basis, by Nti from Ghana. Two forms of
20 identification were submitted: (1) United States Passport Card No.: [REDACTED] and (2) a
21 Virginia Driver's License – Customer Identifier No.: [REDACTED] with an address of 13723
22 Palm Road, Woodbridge, VA 22193-3805. A review of both identification cards was
23 conducted by Chief Investigator Jessica Monsour, Investigator Royce Heath and
24 Investigator Diana Martinez of the Division. The investigators noted that the identification
25 cards reflected a date of birth of [REDACTED] however, the photographs on the
26 identification cards for Nti are two distinctly different people.

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1 14. Even though EQP Legal advised that they are a documentation preparation
2 company that does not conduct business in Nevada; their listed address on the company
3 website is an executive suite, which accepts mail on the company's behalf. Also, EQP Legal
4 is not registered with the Secretary of State in Nevada as required by law as a
5 documentation preparation company. Furthermore, the two forms of identification
6 provided to Regus Executive Suites to rent the executive suite appear fraudulent.

7 15. On or around January 7, 2020, the Division received a third phone call from a
8 North Carolina consumer who was inquiring if EQP Legal Group was a licensed mortgage
9 servicer. Once again, the consumer was referred to the Division by the Better Business
10 Bureau in Nevada. The consumer advised that his wife was searching for a mortgage
11 company to refinance their second mortgage and came across Home Information Connect,
12 which led the consumer to EQP Legal. The consumer advised little to no information could
13 be found on Home Information Connect; however, their page directed the consumer to EQP
14 Legal, which has an address in Las Vegas, Nevada. The proposal from EQP Legal Group
15 was if the consumer paid \$800.00 a month for 12 months, they could stop foreclosure
16 proceedings and present a Cease and Desist Order to their current mortgage company,
17 Specialized Loans, who has a history of predatory lending. EQP Legal reported they have
18 access to government subsidies to assist home owners.

19 16. Due to COVID coupled with the time lapse, on June 9, 2021, the status of the
20 EQP Legal was verified. The website now stated they were no longer accepting new clients,
21 existing clients could click a link; however, an error code appeared once you clicked the
22 link. When you called the listed phone number, music played with no voice message.

23 17. On or around September 24, 2021, the website has been removed from public
24 view and the phone number had a message, which stated: "Because of COVID-19, the
25 company has permanently closed."

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1 18. RESPONDENTS engaged in unlicensed activity of covered service as a loan
2 modification consultant in Nevada while not holding the proper licensure required under
3 NRS Chapter 645F from the Division.

4 19. Unless otherwise exempt from the provisions of NRS 645F or NAC 645F, it is
5 a violation of NAC 645F.800 for any person to provide or offer to provide any of the services
6 of a covered service provider, foreclosure consultant, or loan modification consultant or
7 otherwise to engage in, carry on or hold himself or herself out as engaging in or carrying on
8 the business of a covered servicer provider, foreclosure consultant or loan modification
9 consultation without first obtaining the applicable license issued pursuant to the provisions
10 of NRS 645F or NAC 645F.

11 20. Although RESPONDENTS stated in their correspondence that no services
12 have been performed in Nevada; their website as stated above shows that they are a
13 company that provides services of documentation preparation in Nevada. Additionally, the
14 consumers who have contacted the Division to verify if EQP Legal is a licensed mortgage
15 company in Nevada upon being contacted by someone at EQP Legal. Therefore, by
16 advertising on their website and engaging with consumers over the phone for loan
17 modification services for payment or compensation shows that RESPONDENTS have
18 engaged in, or otherwise held themselves out as covered service providers, foreclosure
19 consultants, or loan modification consultants in violation of NRS 645F.390.

20 21. NAC 645F.850 vests in the Commissioner the authority to order a person
21 engaging in activity in violation of NRS 645F or the Regulation to immediately cease and
22 desist from engaging in the activity.

23 22. NRS 645F.410 (1) grants the Commissioner the authority to impose an
24 administrative penalty of not more than \$25,000.00 on any person licensed or required to
25 be licensed pursuant to provisions of NRS 645F.390 who violates any provisions of this
26 chapter or any regulation adopted pursuant thereto or any other applicable law.

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1 IT IS FURTHER ORDERED that the Commissioner specifically retains jurisdiction
2 over the matters contained herein and has the authority to issue such further order(s) as
3 the Commissioner shall deem just, necessary, and appropriate to enforce the Act and
4 protect the public.

5 IT IS SO ORDERED.

6 DIVISION OF MORTGAGE LENDING

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8 By: 

9 Cathy Sheehy, Commissioner

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11 **III. NOTICE OF OPPORTUNITY FOR ADMINISTRATIVE HEARING**
12 **ON CEASE AND DESIST ORDER AND ASSESSMENT OF FINE AND**
13 **INVESTIGATIVE COSTS**

14 **NAC 645F.850 authorizes the Commissioner to issue a cease and desist**
15 **order, from certain activities: (NRS 645F.255, 645F.390)**

- 16 1. If a person engages in an activity in violation of the provisions of the
17 Nevada Covered Service Provider Regulations or chapter 645F of NRS or
18 an order of the Commissioner, the Commissioner may issue an order to the
19 person directing the person to cease and desist from engaging in the
20 activity.
- 21 2. The order to cease and desist must be in writing and must state that, in the
22 opinion of the Commissioner, the person has engaged in an activity:
- 23 (a) For which the person has not received a license as required by
24 the Nevada Covered Service Provider Regulations or chapter
25 645F of NRS; or
- 26 (b) In a manner that violates the provisions of the Nevada Covered
27 Service Provider regulations or chapter 645F of NRS or an order
28 of the Commissioner.
3. A person who receives an order to cease and desist pursuant to this section
shall not engage in any activity governed by the Nevada Covered Service
Provider Regulations or chapter 645F of NRS after receiving the order
unless the order is suspended or rescinded.

1 4. Not later than 20 calendar days after receiving an order pursuant
2 to this section, the person who receives the order may file a
3 verified petition with the Commissioner to request a hearing. Upon
4 receipt of the verified petition, the Commissioner may, for good cause
5 shown, suspend the order pending the hearing. The Commissioner will
6 hold the hearing on a date not later than 30 calendar days after the date
7 the petition is filed unless the Commissioner and the person agree to
8 another date. The order to cease and desist is rescinded if the
9 Commissioner fails to:

10 (a) Hold a hearing:

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

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

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

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

18 **NAC 645F.855 Notice of and hearing on certain orders of Commissioner;**
19 **entry of final order; appeal of final order taking disciplinary action. (NRS**
20 **645F.255, 645F.390)**

21 1. If the Commissioner enters an order taking any disciplinary action against
22 a person, denying a person's application for a license, denying a provider
23 the right to teach approved courses, denying the approval of a provider's
24 course or denying the right of an instructor of a provider to teach an
25 approved course or approved courses, the Commissioner will cause a written
26 notice of the order to be served personally or sent by certified mail or
27 telegram to the person.

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

3. A person may appeal a final order of the Commissioner taking any
disciplinary action against the person in accordance with the provisions
of chapter 233B of NRS that apply to a contested case.

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1 **IV. REQUESTING A HEARING**

2 **If you wish to exercise your right to an opportunity for administrative**
3 **hearing, within 20 calendar days (for the administrative fine) or 30 calendar days**
4 **(for the cease and desist) after receiving this Notice, you must file a verified**
5 **petition with the Commissioner to request a hearing. A form for such request is**
6 **provided below. The verified petition must be delivered to:**

7 **Division of Mortgage Lending**
8 **Attn: Jennifer Hill**
9 **3300 West Sahara Avenue, Suite #285**
10 **Las Vegas, Nevada 89102**

11 **If you fail to timely file a verified petition to request a hearing, your right**
12 **to a hearing to contest this matter will be deemed waived and relinquished and**
13 **a final order will be issued and entered in this matter.**