

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:

ANGELA GRANADOS,  
Mortgage Loan Originator License No. 79162,  
NMLS ID No. 2362657,

Respondent.

Case No. 2024-001

**FINAL ORDER  
REVOKING LICENSURE  
AND  
REQUIRING PAYMENT OF ADMINISTRATIVE FINES  
AND INVESTIGATIVE COSTS**

Issued and Entered,  
This 19<sup>th</sup> day of November, 2024,  
By Cathy Sheehy,  
Commissioner

**WHEREAS**, 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 loan originators and mortgage companies doing business in the State of Nevada; and,

**WHEREAS**, on October 24, 2024, the Commissioner issued to Angela Granados (“RESPONDENT”), NOTICE OF INTENT TO ISSUE AND ENTER FINAL ORDER REVOKING LICENSURE, IMPOSING ADMINISTRATIVE FINES AND REQUIRING PAYMENT OF INVESTIGATIVE COSTS AND NOTICE OF OPPORTUNITY FOR HEARING (the “Order”) attached hereto as Exhibit 1 and incorporated herein by this reference; and,

1           **WHEREAS**, the Order further assessed upon Respondent administrative fines in the amount  
2 of \$10,000.00, which is to be paid in full within 30 days of the entry of this Order;

3           **WHEREAS**, the Order further assessed upon Respondent investigative costs in the amount  
4 of \$660.00, which is to be paid in full within 30 days of the entry of this Order; and,

5           **WHEREAS**, the Order, advised Respondent that Respondent was entitled to an  
6 administrative hearing in this matter if Respondent filed a written request for a hearing within 30 days  
7 of receipt of the Order; and,

8           **WHEREAS**, Respondent failed to exercise her rights to an administrative hearing, timely or  
9 otherwise; and,

10           **WHEREAS**, Respondent's mortgage loan originator license is revoked.

11           **NOW, THEREFORE**, based upon the factual findings set forth above and the files and  
12 records of the Division of Mortgage Lending, **IT IS HEREBY ORDERED THAT:**

13           1.       The findings of fact and conclusions of law set forth in the Order shall be and hereby  
14 are found to be true and correct.

15           2.       **ADMINISTRATIVE FINES** and **INVESTIGATIVE COSTS** are hereby issued and  
16 entered against Respondent pursuant to the Act as follows:

17               a.     An **ADMINISTRATIVE FINE** in the amount of \$10,000.00 shall be and is  
18               imposed upon the Respondent, which is to be paid in full within 30 days of the  
19               entry of this Order.

20               b.     Respondent is assessed the Division's **INVESTIGATIVE COSTS** in the amount  
21               of \$660.00, which is to be paid in full within 30 days of the entry of this Order.

22           3.       Respondent's mortgage loan originator license is hereby revoked.

23           4.       This Final Order shall be and is effective on the date as issued and entered, as shown  
24 in the caption hereof.

25           5.       This Final Order shall remain in effect and fully enforceable until terminated,  
26 modified, or set aside, in writing, by the Commissioner.

27     ///

28     ///



# **EXHIBIT “1”**

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

5  
6 In the Matter of: )

7 ANGELA GRANADOS, )  
8 Mortgage Loan Originator License No. 79162, )  
9 NMLS ID No. 2362657, )

10 Respondent. )

Case No. 2024-001

11  
12 NOTICE OF INTENT TO ISSUE AND ENTER FINAL ORDER  
13 REVOKING MORTGAGE LOAN ORIGINATOR LICENSE,  
14 IMPOSING ADMINISTRATIVE FINES, AND  
15 REQUIRING PAYMENT OF INVESTIGATIVE COSTS  
16 AND  
17 NOTICE OF OPPORTUNITY FOR HEARING

18 The Commissioner of the State of Nevada, Department of Business and Industry,  
19 Division of Mortgage Lending (the "Commissioner") is statutorily charged with the  
20 responsibility and authority to administer and enforce Chapter 645B of the Nevada Revised  
21 Statutes, NRS 645B.010 *et. seq.* ("NRS 645B" or the "Statute"), and Chapter 645B of the  
22 Nevada Administrative Code, NAC 645B.001 *et. seq.* ("NAC 645B" or the "Regulation")  
(collectively, the "Act"), governing the licensing and conduct of mortgage companies and  
mortgage loan originators in the state of Nevada; and,

23 The Commissioner is further granted general supervisory power, control, and  
24 administrative enforcement authority over all mortgage companies and mortgage loan  
25 originators doing business in the state of Nevada pursuant to the Act; and,

26 The Commissioner has the specific authority and responsibility under NRS 645B to  
27 review and evaluate an applicant's qualifications and suitability for the issuance, renewal,  
28

1 or retention of a license as a mortgage loan originator under the provisions of NRS 645B.410  
2 and NRS 645B.430; and,

3 Pursuant to that statutory authority and responsibility vested in the Commissioner,  
4 and in accordance with provisions of NRS 645B and other applicable law, notice (this  
5 "Notice") is hereby provided to Angela Granados (hereinafter "Respondent"), of facts or  
6 conduct which, if true, will result in the issuance of a final order against Respondent  
7 revoking Respondent's Nevada mortgage loan originator license, imposing an administrative  
8 fine in the total amount of \$10,000.00 and requiring payment of investigative costs in the  
9 amount of \$660.00. Notice is further provided to inform Respondent that prior to the  
10 issuance and entry of a final order, Respondent is entitled to an administrative hearing. If  
11 Respondent desires an administrative hearing, Respondent must timely file a written  
12 request for an administrative hearing in accordance with the instructions set forth in  
13 Section III of this Notice.

14 I.

15 FACTUAL ALLEGATIONS

16 1. On or about August 15, 2022, Respondent filed an application in NMLS (as  
17 defined below) for a Nevada mortgage loan originator license. She electronically signed  
18 the following statement regarding her application for licensure:  
19

20 *I ANGELA MARIE GRANADOS (2362657), (Applicant) on this date*  
21 *Monday, August 15, 2022 swear (or affirm) that I executed this*  
22 *application on my own behalf, and agree to and represent the following:*

- 23 *(1) That the information and statements contained herein, including*  
24 *exhibits attached hereto, and other information filed herewith,*  
25 *all of which are made a part of this application, are current,*  
26 *true, accurate and complete and are made under the penalty of*  
27 *perjury, or un-sworn falsification to authorities, or similar*  
28 *provisions as provided by law;*  
*(2) To the extent any information previously submitted is not*  
*amended and hereby, such information remains accurate and*  
*complete;*  
*(3) That the jurisdiction(s) to which an application is being*  
*submitted may conduct any investigation into my background,*  
*in accordance with all laws and regulations;*

- 1                   (4) *To keep the information contained in this form current and to*  
2                   *file accurate supplementary information on a timely basis; and*  
3                   (5) *To comply with the provisions of law, including the maintenance*  
4                   *of accurate books and records, pertaining to the conduct of*  
5                   *business for which I am applying.*

6                   *If an Applicant has made a false statement of a material fact in this*  
7                   *application or in any documentation provided to support the foregoing*  
8                   *application, then the foregoing application may be denied. I verify that I*  
9                   *am the named person above and agree to the language as stated.*

10                  Respondent's application was submitted on August 19, 2022, by her employer  
11                  Freedom Mortgage Corporation.

12                  2.       On or about November 10, 2022, Respondent was granted a Nevada mortgage  
13                  loan originator license by the Commissioner (MLD License No. 79162, NMLS ID. No.  
14                  2362657) pursuant to the Act.

15                  3.       Respondent was employed by Freedom Mortgage Corporation from November  
16                  10, 2022, through January 25, 2023.

17                  4.       Respondent's Nevada mortgage loan originator license was terminated for  
18                  failure to renew on or about January 1, 2024.

19                  5.       At all times relevant to this matter, Respondent had either applied for a  
20                  mortgage loan originator license under the Statute or held a mortgage loan originator  
21                  license under the Statute and is therefore subject to the jurisdiction of the Commissioner.

22                  6.       A mortgage loan originator license issued under the Act expires annually on  
23                  December 31<sup>st</sup>, unless properly renewed by the holder of the license in accordance with  
24                  the requirements set forth in NRS 645B.430(1).

25                  7.       In addition to the conditions for licensure as provided in the Act, the  
26                  Nationwide Multistate Licensing System and Registry ("NMLS" or "Registry"), as  
27                  instructed in both its website and policy guidebooks, sets forth the requirements with  
28

1 which all applicants for initial licensure as a mortgage company or mortgage loan  
2 originator, as well as those seeking to renew existing licensure as a mortgage company or  
3 mortgage loan originator, must comply in their efforts to *obtain* or *maintain* such  
4 licensure.<sup>1</sup> Regardless of what jurisdiction-specific requirements may be applicable for  
5 such purposes, among the universal obligations mandated by the NMLS, is that the  
6 applicant or licensee provide and keep current the individual's identifying and contact  
7 information, as well as update and correct any answers as may have changed since the  
8 time of prior submissions, including those made in response to specific disclosure  
9 questions (hereinafter "Disclosure Questions" as defined below) related to finances and  
10 the existence of any judgments or liens which remain unsatisfied, *civil*  
11 *litigation/judgments*, or state or federal *regulatory/administrative agency orders or*  
12 *decisions* rendered against, or concerning the applicant/licensee. Indeed, upon  
13 submission of any information through the Registry, the NMLS requires that the  
14 applicant attest under penalty of perjury, that the information and statements contained  
15 therein, including any other information filed contemporaneously therewith, *are true,*  
16 *accurate, and complete*, and that the extent to which any information previously  
17 submitted is *not amended*, such information *remains accurate and complete*. Finally,  
18 when completing renewal of his or her own existing license, or as submitted on his or her  
19 behalf by that person's employer or sponsoring company, the renewing individual  
20 remains responsible for reviewing and confirming that all information contained in the  
21  
22  
23  
24  
25  
26

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27 <sup>1</sup>See

28 <https://mortgage.nationwidelicensingssystem.org/licensees/resources/licenseeResources/NMLS%20Guidebook%20for%20licensces.pdf>



1 person's online NMLS records are true and accurate when he or she performs the  
2 required *attestation* to the truth and accuracy thereof.

3 8. At the time of initial licensure as a mortgage loan originator, and at all times  
4 thereafter, NRS 645B.430(1) requires the holder of an existing license to continue to  
5 satisfy the criteria of NRS 645B.410(1), which provides in pertinent part the following:

6 \* \* \*

7 (c) The applicant complies with the applicable requirements  
8 of this chapter;

9 \* \* \*

10 (2)(e) The application must include any other information or  
11 supporting materials required pursuant to the regulations  
12 adopted by the Commissioner, by an order of the  
13 Commissioner or, if applicable, by the Registry. Such  
14 information or supporting materials may include, without  
15 limitation, other forms of identification of the person;

16 \* \* \*

17 (3)(b) The applicant:

18 \* \* \*

19 (2) Has never had a license or registration as a  
20 mortgage agent, mortgage banker, mortgage  
21 broker, mortgage company, mortgage loan  
22 originator or residential mortgage loan originator  
23 *revoked* in this State or any other jurisdiction, or  
24 had a financial services license revoked within the  
25 immediately preceding 10 years;

26 (3) Has not made a false statement of material fact on  
27 his or her application; and

28 \* \* \*

(5) Has demonstrated financial responsibility,  
character and general fitness so as to command the  
confidence of the community and warrant a  
determination that the applicant will operate  
honestly, fairly and efficiently for the purposes of  
this chapter.

\* \* \*

1           9.     The Statute further grants the Commissioner authority to impose an  
2 administrative fine or other discipline against an applicant for a license issued pursuant  
3 to the Act, for violation(s) of the Act, and/or against a licensed mortgage loan originator,  
4 who violates the Act. In pertinent part, NRS 645B.670(1)(a) specifically states that:

5                     For each violation committed by an applicant for a license issued  
6 pursuant to this chapter, whether or not the applicant is issued  
7 a license, the Commissioner may impose upon the applicant an  
8 administrative fine of not more than \$25,000 if the applicant:

- 9                     (1) Has knowingly made or caused to be made to the  
10 Commissioner any *false representation of material fact*; or  
11  
12                     (2) Has *suppressed or withheld from the Commissioner* any  
13 information which the applicant possesses and which, if  
14 submitted by the applicant, would have rendered the  
15 applicant ineligible to be licensed pursuant to the provisions  
16 of this chapter.  
17  
18                     (3) Has *violated any provision of this chapter, a regulation*  
19 *adopted pursuant to this chapter* or an order of the  
20 Commissioner in completing and filing his or her application  
21 for a license or during the course of the investigation of his  
22 or her application for a license.

23 [Emphasis added.]

24           10.     NRS 645B.670(1)(c) specifically provides that for each violation committed  
25 by a [licensed] *mortgage loan originator*, the Commissioner may impose upon the  
26 mortgage loan originator an administrative fine of not more than \$25,000.00, may  
27 suspend, *revoke* or place conditions upon the mortgage loan originator's license, *or may do*  
28 *both*, if the mortgage loan originator, whether or not acting as such:

   \* \* \*

- (2) Has made a material misrepresentation in connection with  
any transaction governed by this chapter;

   \* \* \*

1 (4) Has knowingly made or caused to be made to the  
2 Commissioner any false representation of material fact or  
3 has suppressed or withheld from the Commissioner any  
4 information which the mortgage loan originator possesses  
5 and which, if submitted by the mortgage loan originator,  
6 would have rendered the mortgage loan originator  
ineligible to be licensed pursuant to the provisions of this  
chapter;

6 \* \* \*

7 11. On or around May 24, 2023, the Division received notification from the  
8 NMLS that Respondent had a regulatory action against her uploaded to her NMLS  
9 record by the state of Montana.

10  
11 12. The Division commenced an investigation regarding Respondent and her  
12 mortgage loan originator license in Nevada. During the investigation the Division  
13 discovered that the Respondent is an employee of Figure Lending, LLC ("Figure"). The  
14 Division requested clarification from Figure regarding Respondent's employment to  
15 confirm that no unlicensed activity has occurred. Figure's response to the Division's  
16 request was to provide details regarding Respondent's employment with them since  
17 January 30, 2023, along with reports that there was no evidence of loans consummated  
18 by her.

19  
20 13. The state of Montana revoked Respondent's licensure to be a mortgage loan  
21 originator by the entry of its Order of Revocation of License (the "MT Action"). The MT  
22 Action adopted the allegations in the Montana Notice of Proposed Revocation of License  
23 and Opportunity for Administrative Hearing (the "Montana Notice"). The Montana  
24 Notice alleged various issues to include the Respondent's failure to (1) disclose the state  
25 of Idaho's Order of Denial of Mortgage Loan Originator License, (2) disclose outstanding  
26 civil judgments and (3) properly respond to Disclosure Questions in NMLS.  
27  
28

1           14. The Division was informed about the Idaho Order Denying Mortgage Loan  
2 Originator License Application and Notice of the Opportunity to Request a Hearing (the  
3 "Idaho Order") to the Respondent through its reference in the MT Action.

4           15. On January 26, 2023, the Idaho Order was entered as a result of the  
5 Respondent's failure to timely respond to Idaho's investigation regarding Respondent's  
6 failure to disclose two tax liens taken against her. The first tax lien was a federal tax  
7 lien (the "Federal Tax Lien") that was recorded on April 24, 2015, for \$60,896.93 from  
8 the Internal Revenue Service (Document No. 21050424000248690). The second tax lien  
9 (the "Missouri Tax Lien") was recorded on July 29, 2016, for \$15,298.33 from the state of  
10 Missouri (Document No. 1611-MC03692). The Idaho Order states that Idaho's research  
11 indicates these "tax liens have not been satisfied and/ or released." As a result,  
12 Respondent's application for a mortgage loan originator license was denied in Idaho.  
13

14           16. The MT Action indicates that numerous attempts were made to notify the  
15 Respondent of the existence of the two tax liens listed in the Idaho Order. Respondent  
16 indicated she was aware of the Federal Tax Lien. Initially, Respondent stated she was  
17 not aware of the Missouri Tax Lien. Then, subsequently, the Respondent provided  
18 explanations for both tax liens. Nevertheless, Respondent failed to update her responses  
19 on her Disclosure Questions or provide a disclosure explanation (the "Disclosure  
20 Explanation") in NMLS.  
21

22           17. When Respondent applied for Nevada licensure, she failed to properly  
23 answer the Disclosure Questions on the MU4 form.  
24

25           18. Specifically, in answering the Disclosure Question (D) regarding whether  
26 Respondent had any unsatisfied judgments or liens against her, Respondent responded  
27 "No."  
28

1           19.    Given that the Federal Tax Lien was filed on April 24, 2015, and the  
2 Missouri Tax Lien was filed on July 29, 2016, the Respondent had two tax liens filed  
3 against her when she applied for license in Nevada in 2022.

4           20.    The NMLS Guidebook, clearly states that an individual is required to  
5 update their Disclosure Questions and provide Disclosure Explanations within 30 days  
6 upon notice of a change in circumstances. Disclosure Explanations are an explanation of  
7 the "Yes" answer to any of the Disclosure Questions along with providing any applicable  
8 supporting documentation or dispositional materials concerning the manner.  
9

10          21.    Respondent was required to answer "Yes" to Disclosure Question (D) and  
11 provide an explanation about the tax liens against her along with documentation of the  
12 tax liens when she applied for her license in Nevada.  
13

14          22.    The Idaho Order clearly reveals that Respondent had two tax liens that  
15 were not satisfied. Respondent had 30 days after entry of the Idaho Order dated January  
16 26, 2023, to change her answer to Disclosure Question (D) to "Yes." Furthermore,  
17 Respondent was required to provide an explanation about the tax liens filed against her  
18 along with documentation of the tax liens.  
19

20          23.    Next, Respondent had 30 days after entry of the MT Action dated May 24,  
21 2023, to once again change her answer to Disclosure Question (D) to "Yes." In addition,  
22 Respondent was required to provide an explanation about the tax liens filed against her  
23 along with uploading the documentation of the tax liens.  
24

25          24.    Respondent failed to update her answer to the Disclosure Question D or  
26 provide Disclosure Explanations to NMLS three times. The first time Respondent failed  
27 to update her answer to "Yes" was on August 15, 2022, which is when she initially  
28 applied for license in Nevada. The second time Respondent failed to update her answer

1 to "Yes" was by February 25, 2023, which is 30 days from when the Idaho Order was  
2 entered. The third time Respondent failed to update her answer to "Yes" was by June 23,  
3 2023, which is 30 days from when the MT Action was entered.

4 25. In answering the Disclosure Question (K)(1) regarding whether she was  
5 found to have made a false statement or omission or been dishonest, unfair or unethical,  
6 Respondent replied "No."  
7

8 26. The MT Action found that "Respondent negligently made a false statement  
9 and/or knowingly and willfully made an omission by failing to disclose the existence of  
10 the federal and state tax liens." Thus, Respondent had 30 days after receiving both the  
11 Idaho Order and the MT Action to update her NMLS Disclosure Question (K)(1) from  
12 "No" to "Yes." Additionally, Respondent was required to provide an explanation  
13 regarding her tax liens along with uploading documentation of the tax liens.  
14

15 27. In answering the Disclosure Question (K)(5) regarding whether her  
16 registration or license application for licensure has been revoked, Respondent replied  
17 "No."  
18

19 28. The MT Action proves that Respondent's license as a mortgage loan  
20 originator was revoked. Thus, Respondent had 30 days after receiving the MT Action to  
21 update her Disclosure Question (K)(5) from "No" to "Yes." Furthermore, Respondent was  
22 required to provide an explanation regarding the revocation of her mortgage loan  
23 originator license in Montana along with uploading the documentation of the MT Action.  
24

25 29. In answering the Disclosure Question (K)(6) regarding whether her  
26 registration or license application for licensure has been denied or suspended, she had  
27 been disciplined, or otherwise by order, prevented her from associating with a financial  
28 services-related business or her activities have been restricted, Respondent replied "No."



1 for license in Nevada is a violation of NRS 645B.410(1)(c) and NRS 645B.670(1)(a)(3)  
2 which subjects Respondent to all administrative penalties available under the Act.

3 COUNT I (b)

4 Failure by an Applicant, and Failure by a Mortgage Loan Originator,  
5 To Provide Other Information or Supporting Materials to the Commissioner.

6 37. The Division re-alleges and incorporates all foregoing facts and allegations  
7 as though fully set forth herein.

8 38. Respondent was required to have provided "Yes" as her answer in reply to  
9 the Disclosure Question (D) regarding whether she had any unsatisfied judgments or  
10 liens against her when she applied for her license as a mortgage loan originator in  
11 Nevada on August 15, 2022. Along with Respondent's "Yes" answer to the Disclosure  
12 Question (D) she was to provide a detailed Disclosure Explanation and supporting  
13 documents of her tax liens.

14 39. Subsequently, Respondent was required to provide "Yes" answers to  
15 Disclosure Questions: (K)(1), (K)(5), (K)(6) and (K)(9) after she became aware of the  
16 regulatory actions of the Idaho order and MT Action against her. Besides changing her  
17 Disclosure Questions answers to "Yes," the Respondent was to provide detailed Disclosure  
18 Explanations along with the dispositional documentation of such orders.

19 40. Respondent's conduct as described above shows that she failed to provide  
20 other information or supporting documentation to the Commissioner which is a violation  
21 of NRS 645B.410(2)(e), NRS 645B.670(1)(a)(2) and NRS 645B.670(1)(a)(3) which subjects  
22 Respondent to all administrative penalties available under the Act.

23 COUNT I (c)

24 Failure by an Applicant, and Failure by a Mortgage Loan Originator,  
25 To Disclose Having Had a License or Registration of a Mortgage Loan Originator  
26 Revoked in Any Other Jurisdiction,

27 41. The Division re-alleges and incorporates all foregoing facts and allegations  
28 as though fully set forth herein.

42. Once the Respondent received notification that her mortgage loan  
originator's license in Montana was revoked, she was required to update her answer to



1 the Disclosure Question (K)(5) to "Yes." Also, Respondent was required to provide a  
2 detailed Disclosure Explanation about the revocation of her license in Montana along  
3 with uploading the dispositional record of the MT Action.

4 43. Respondent's failure to disclose having her mortgage loan originator's  
5 license being revoked in Montana is a violation of NRS 645B.410(3)(b)(2), NRS  
6 645B.670(1)(c)(2) and NRS 645B.670(1)(c)(4) which subjects Respondent to all  
7 administrative penalties available under the Act.

8 COUNT I (d)

9 Applicant Made a False Statement of Material Fact

10 44. The Division re-alleges and incorporates all foregoing facts and allegations  
11 as though fully set forth herein.

12 45. In her attestation oath filed on August 15, 2022, in support of the NMLS  
13 filing made at the time of her initially obtained Nevada licensure as mortgage loan  
14 originator, Respondent swore or affirmed that:

15 (1) The information and statements contained in his online  
16 record were "true, accurate and complete" and

17 (2) That she would "keep the information contained in this form  
18 current and to file accurate supplementary information on a  
19 timely basis...."

20 Respondent also attested at this time that "[if] an Applicant has made a false statement  
21 of material fact in this application or in any documentation provided to support the  
22 foregoing application, then the foregoing application may be denied."

23 46. Notwithstanding any claim by Respondent that she was aware of the federal  
24 tax lien but she was not aware of her state tax lien along with her explanations to these  
25 tax liens, at least with respect to the time that Respondent swore or affirmed to the truth,  
26 accuracy, and completeness of her online application as of August 15, 2022, Respondent  
27 was required to have answered "Yes" in reply to Disclosure Question (D), providing  
28 detailed explanations in regard to each tax lien and upload copies of the supporting

1 documentation of the tax liens. Having failed to so revise her previously provided answer,  
2 she accordingly adopted and falsely swore to the truth, accuracy, and completeness of  
3 such answer.

4 47. Respondent's continued failure to submit truthful, accurate, and complete  
5 information in her NMLS records constitutes the making of false statements,  
6 misrepresentations, or omissions of material fact concerning her application in violation  
7 of NRS 645B.410(3)(b)(3), NRS 645B.670(1)(a)(1), NRS 645B.670(1)(c)(2) and NRS  
8 645B.670(1)(c)(4) which subjects Respondent to all administrative penalties available  
9 under the Act.

10 COUNT I (e)

11 Failure by an Applicant, and Failure by a Mortgage Loan Originator,  
12 To Command the Confidence of the Community and Warrant a Determination of  
13 Honest, Fair, and Efficient Dealings

14 48. The Division re-alleges and incorporates all foregoing facts and allegations  
15 as though fully set forth herein.

16 49. At the time of *initial licensure* and at all times *thereafter*, a mortgage loan  
17 originator is required to conduct herself and handle her business affairs in a manner  
18 that continuously demonstrates the character and general fitness so as to command the  
19 confidence of the community and warrant a determination that she will operate  
20 honestly, fairly, and efficiently under the Act. See NRS 645B.430(1) and NRS  
21 645B.410(3)(b)(5).

22 50. NRS 645B.430(3)(b)(5) provides that an applicant commits a violation if the  
23 applicant demonstrates a lack of financial responsibility, character, and general fitness  
24 so as to lose the confidence of the community and warrant a determination that the  
25 applicant will not operate honestly, fairly, and efficiently for purposes of the Act.

26 51. Respondent's conduct of failing to properly respond to the Disclosure  
27 Questions: (D), (K)(1), (K)(5), (K)(6) and (K)(9), in addition to providing detailed  
28 Disclosure Explanations along with supporting documentation or dispositional materials

1 concerning such manners, fails to meet the above-described required standards of a  
2 Nevada-licensed mortgage loan originator. Based not only upon the existence of the  
3 findings by the Idaho Order to deny her application for a license as a mortgage loan  
4 originator, and the MT Action to revoke her license as a mortgage loan originator,  
5 Respondent's repeated misrepresentations and/or omissions of material facts in  
6 connection with her application for Nevada licensure in 2022, demonstrates Respondent's  
7 failure to conduct herself, handle her business and personal affairs in a manner that  
8 commands the confidence of the community and warrant the belief that she will operate  
9 honestly, fairly, and efficiently under the Act. Such conduct as described herein by  
10 Respondent, constitute violations of NRS 645B.410(3)(b)(5) and NRS 645B.670(10(a)(3))  
11 thereby subjecting Respondent to all administrative penalties available under the Act. As  
12 authorized by NRS 645B.410(3)(b)(5) and NRS 645B.670(1)(a)(3), based upon  
13 Respondent's conduct as described herein, the Division specifically imposes upon  
14 Respondent, an administrative fine for Respondent's failures to command the confidence  
15 of the community and warrant the belief that he will operate honestly, fairly, and  
16 efficiently under the Act.

17  
18 **II.**  
19 **NOTICE OF INTENT TO ISSUE AND ENTER FINAL ORDER**  
20 **REVOKING MORTGAGE LOAN ORIGINATOR LICENSE, IMPOSING**  
21 **ADMINISTRATIVE FINES AND**  
22 **REQUIRING PAYMENT OF INVESTIGATIVE COSTS**

23 Based upon the factual allegations set forth in Section I, above, Respondent is  
24 hereby given notice that it is the intent of the Commissioner to issue and enter a final  
25 order against Respondent to impose as follows:

- 26 A. Revocation of Respondent's mortgage loan originator license;  
27 B. An administrative fine against Respondent in the amount of  
28 \$10,000.00 for violations of the Act as described in Count I, above;  
and

1 C. Investigative costs against Respondent in the total amount of  
2 \$660.00.

3 Prior to the issuance and entry of a final order, Respondent is entitled to an opportunity  
4 for administrative hearing to contest this matter if Respondent timely makes written  
5 application for such hearing in accordance with the instructions set forth in Section III  
6 below.<sup>2</sup>

7  
8 III.

9 NOTICE OF OPPORTUNITY FOR ADMINISTRATIVE HEARING

10 The following provisions of the Nevada Revised Statutes and Nevada Administrative  
11 Code are relevant to the right to hearing in this matter:

12 **NRS 645B.750 Duty of Commissioner to provide written notice  
13 of disciplinary action or denial of license; right to  
14 administrative hearing; entry of final order; appeals.**

- 15 1. If the Commissioner enters an order taking any disciplinary  
16 action against a person or denying a person's application for  
17 a license, the Commissioner shall cause a written notice of  
18 the order to be served personally or sent by certified mail or  
19 telegram to the person.
- 20 2. Unless a hearing has already been conducted concerning the  
21 matter, the person, upon application, is entitled to a  
22 hearing. If the person does not make such an application  
23 within 20 days after the date of the initial order, the  
24 Commissioner shall enter a final order concerning the  
25 matter.
- 26 3. A person may appeal a final order of the Commissioner in  
27 accordance with the provisions of chapter 233B of NRS that  
28 apply to a contested case.

26 <sup>2</sup> Unless Respondent timely requests an administrative hearing, the amounts set forth herein as the intended fines,  
27 costs, and the other discipline set forth herein shall become the discipline *imposed* by the Commissioner against  
28 Respondent in a final order to be issued. Any negotiations or other discussions between the Division (directly or  
through its legal counsel) and Respondent regarding the matter shall *not* extend the time period in which  
Respondent must make the request to preserve the right to hearing.

1 **NRS 233B.121 Notice of hearing in contested case; contents of**  
2 **notice; representation by counsel; opportunity to respond and**  
3 **present evidence and argument; fees and mileage for**  
4 **witnesses; informal disposition; voluntary surrender of license**  
5 **in contested case deemed disciplinary action; contents of**  
6 **record; transcriptions; findings of fact.**

- 7
- 8 1. In a contested case, all parties must be afforded an opportunity  
9 for hearing after reasonable notice.
- 10 2. The notice must include:
- 11 (a) A statement of the time, place and nature of the hearing.
- 12 (b) A statement of the legal authority and jurisdiction under  
13 which the hearing is to be held.
- 14 (c) A reference to the particular sections of the statutes and  
15 regulations involved.
- 16 (d) A short and plain statement of the matters asserted. If the  
17 agency or other party is unable to state the matters in  
18 detail at the time the notice is served, the initial notice may  
19 be limited to a statement of the issues involved. Thereafter,  
20 upon application, a more definite and detailed statement  
21 must be furnished.
- 22 3. Any party is entitled to be represented by counsel.
- 23 4. Opportunity must be afforded all parties to respond and present  
24 evidence and argument on all issues involved. An agency may by  
25 regulation authorize the payment of fees and reimbursement for  
26 mileage to witnesses in the same amounts and under the same  
27 conditions as for witnesses in the courts of this state.
- 28 5. Unless precluded by law, informal disposition may be made of any  
contested case by stipulation, agreed settlement, consent order or  
default. If an informal disposition is made, the parties may waive  
the requirement for findings of fact and conclusions of law.
6. The voluntary surrender of a license in a contested case shall be  
deemed to constitute disciplinary action against the licensee.
7. The record in a contested case must include:
- (a) All pleadings, motions and intermediate rulings.

- 1 (b) Evidence received or considered.
- 2 (c) A statement of matters officially noticed.
- 3 (d) Questions and offers of proof and objections, and rulings  
4 thereon.
- 5 (e) Proposed findings and exceptions.
- 6 (f) Any decision, opinion or report by the hearing officer  
7 presiding at the hearing.
- 8 8. Oral proceedings, or any part thereof, must be transcribed on  
9 request of any party. The party making the request shall pay all  
10 the costs for the transcription.
- 11 9. Findings of fact must be based exclusively on a preponderance of  
12 the evidence and on matters officially noticed.

13 **NRS 233B.032 "Contested case" defined.**

14 "Contested case" means a proceeding, including but not restricted to  
15 rate making and licensing, in which the legal rights, duties or  
16 privileges of a party are required by law to be determined by an  
17 agency after an opportunity for hearing, or in which an administrative  
18 penalty may be imposed.

19 **If you wish to exercise your right to an opportunity for administrative  
20 hearing, within 20 calendar days after receiving this Notice, you must file a  
21 verified petition with the Commissioner to request a hearing. The verified  
22 petition must be delivered to:**

23 Division of Mortgage Lending  
24 Attn. Jennifer Hill  
25 3300 West Sahara Avenue, Suite #285  
26 Las Vegas, Nevada 89102

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

DIVISION OF MORTGAGE LENDING

By: 

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

5 In the Matter of: )

6 ANGELA GRANADOS, )  
7 Mortgage Loan Originator License No. 79162, )  
8 NMLS ID No. 2362657, )

9 Respondent. )

Case No. 2024-001

10 REQUEST FOR INFORMAL CONFERENCE OR HEARING

11 In the above-captioned matter, I, \_\_\_\_\_

12 \_\_\_\_\_ hereby request:

13  An informal conference or

14  A contested case hearing.

15 CONTACT INFORMATION

16 (Provide contact information and initial as applicable)

17 Home address: \_\_\_\_\_

18 \_\_\_\_\_

19 Mailing address: \_\_\_\_\_

20 Home Phone: \_\_\_\_\_ Mobile Phone: \_\_\_\_\_

21 Office Phone: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

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**COUNSEL CONTACT INFORMATION**

Name of Counsel: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Office Phone: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

\_\_\_\_\_ I am not represented by counsel and direct all documents and correspondence regarding this matter to be sent to me at the address represented above.

\_\_\_\_\_ I am represented by counsel and direct all documents and correspondence regarding this matter to be sent to my counsel of record at the address provided above.

(Attorneys must attach and file a notice of appearance with this response.)

Respectfully Submitted,

\_\_\_\_\_