

**BEFORE THE GEORGIA DEPARTMENT OF BANKING AND FINANCE
STATE OF GEORGIA**

PRODUCTIVE MORTGAGE CORPORATION,	*	
	*	
	*	
Petitioner,	*	
v.	*	
	*	
GEORGIA DEPARTMENT OF BANKING AND FINANCE,	*	
	*	
	*	
Respondent.	*	
<hr/>		Docket Number: DBF-MBL-07-018
DANNA L.H. SMALLS,	*	
	*	
	*	
Petitioner,	*	
v.	*	
	*	
GEORGIA DEPARTMENT OF BANKING AND FINANCE,	*	
	*	
	*	
Respondent.	*	
	*	

CONSENT ORDER

On August 9, 2007, the Georgia Department of Banking and Finance (“Department”) issued a Notice of Intent to Revoke Annual License to Productive Mortgage Corporation (“Productive Mortgage”), license number 14709, for violations of O.C.G.A. § 7-1-1002, as well as Department Rules 80-11-2-.03 and 80-11-2-.04(2). On this same day, the Department issued an Order to Cease and Desist to Danna L.H. Smalls, the president of Productive Mortgage, for violations of O.C.G.A. § 7-1-1002, as well as Department Rules 80-11-2-.03 and 80-11-2-.04(2).

The parties have discussed a settlement of the issues raised by the Notice of Intent to Revoke Annual License and Order to Cease and Desist and have agreed to a resolution of these matters in their entirety.

It is hereby ORDERED as follows:

1. The revocation of Productive Mortgage's license shall be final upon entry of this Consent Order. The revocation will be published by the Department. Upon entry of this Consent Order, Productive Mortgage is prohibited from engaging in any further activity governed by the Georgia Residential Mortgage Act. Productive Mortgage will never apply for another mortgage broker's license with the Department, and Productive Mortgage will never submit an application for a mortgage lender's license to the Department.

2. Danna L.H. Smalls will only be affiliated as a W-2 employee with a mortgage broker or mortgage lender, irrespective of whether the broker or lender is exempt from the licensing requirements of the Georgia Residential Mortgage Act, for 3 years from the date of entry of this Consent Order. If Ms. Smalls works as a W-2 employee for a mortgage broker or mortgage lender during this 3-year period, she must inform the Department in writing of the name and address of her employer within 7 days of starting her employment. The written notification shall be mailed to:

Georgia Department of Banking and Finance
Attn: Sandra Sheley, Mortgage Division
2990 Brandywine Road, Suite 200
Atlanta, Georgia 30341

3. Ms. Smalls is prohibited from directing the affairs of a mortgage broker or mortgage lender or from acting as a director, officer, partner, equitable owner, or any other equivalent role for a mortgage broker or mortgage lender during the 3-year period that this Consent Order is in effect. Further, Ms. Smalls is prohibited from acting as a branch manager for a mortgage broker or mortgage lender during this 3-year period.

4. Ms. Smalls is prohibited from applying for a mortgage broker's or mortgage lender's license, either in her individual capacity or as the owner or officer of a

corporation, partnership, or limited liability company, for 3 years from the date of entry of this Order.

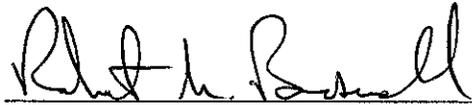
5. The Department shall withdraw the proposed Order to Cease and Desist issued to Danna L.H. Smalls on August 9, 2007, after the entry of this Consent Order.

6. The entry of this Consent Order will resolve the pending Notice of Intent to Revoke Annual License issued to Productive Mortgage and the pending Order to Cease and Desist Order issued to Danna L.H. Smalls.

7. The terms of this Consent Order may be enforced by the Department pursuant to O.C.G.A. §§ 7-1-1017(g) and 7-1-1018(b).

8. This Consent Order shall be regarded as a public document that the Department may publish in the same manner as a final order of this agency.

SO ORDERED, this 24 day of August 2007.

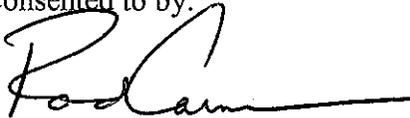


ROBERT BRASWELL

Commissioner

Georgia Department of Banking and Finance

Consented to by:



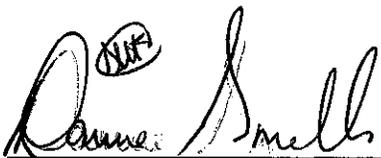
Rod Carnes

Deputy Commissioner

Georgia Department of Banking and Finance

2990 Brandywine Road, Suite 200

Atlanta, Georgia 30341



Danna L.H. Smalls

8037 Wilkerson Lane

Palmetto, Georgia 30238

Individually and as President of

Productive Mortgage Corporation