



Monthly Mortgage Summary

Georgia Department of Banking & Finance ~ Non-Depository Financial Institutions Division Monthly Summary of Mortgage Activities for the Period Ending April 2013

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Mortgage Loan Originator (MLO) Compliance Checklist

☒ **Timely review and respond (as appropriate) to Department communications**

The Department primarily communicates with its licensees electronically via our monthly newsletter, directly via email, and by placing deficiencies on a licensee's NMLS record. Certain communications are sent via U.S. mail. All communications from the Department are equally important. Be sure to timely respond to any Department request. To ensure you receive all Department communications it is important to review your NMLS record frequently to ensure there are no outstanding requests from the Department. Failure to respond timely may subject you to fines or administrative action.

☒ **Keep Your NMLS Record Current, Complete and Accurate**

MLO's are responsible for keeping their information current on NMLS at all times. This includes, but is not limited to, employment history, contact information, residential history and disclosure question responses. MLO's are required to update their MU-4 on NMLS within 10 business days of the date of any changes to any information on their MU-4 including disclosure question responses per Department Rule 80-11-5-.07.

☒ **Maintain a mortgage loan transaction journal**

MLO's are required to create and maintain a journal of mortgage loan transactions that includes, at a minimum, the following information:

- 1) Full name of all borrowers;
- 2) Mortgage loan application date;
- 3) Name of the mortgage broker or lender licensee sponsoring the MLO; and,
- 4) Disposition of the mortgage loan application and disposition date.

The journal must be kept current, updated at least every seven (7) days, and shall be maintained for five years. Failure to maintain the mortgage loan transaction journal or to keep the journal current may be grounds for administrative action, including revocation, and will subject an MLO to a \$1,000 fine. Department Rules 80-11-5-.02 and 80-11-5-.05 (d). All books and records are subject to review upon request by Department examiners.

☒ **No sponsor, No License**

Sponsorship is a prerequisite to licensure for MLO's. Via NMLS, Sponsoring companies must request sponsorship of their MLOs for Department acceptance. Similarly, sponsoring companies are also required to terminate sponsorships of any MLOs no longer employed by their companies. Failure to maintain sponsorship by a licensed Georgia mortgage broker or lender places an MLO license in jeopardy. Unless another sponsorship is obtained, an MLO should surrender his or her license to avoid revocation. This mandate also applies to an MLO that leaves his or her sponsor to begin working as a loan officer for an exempt entity identified in O.C.G.A. § 7-1-1001. Department Rule 80-11-5.01(3)(6).

Mortgage Call Report Reminder

This is a reminder that the Mortgage Call Report required by O.C.G.A. Section 7-1-1004.1 is due within 45 days of the end of every calendar quarter. **First quarter data (January 1 – March 31, 2013) must be filed through the NMLSR by May 15, 2013.**

Companies that fail to file quarterly MCRs prior to the deadline will be assessed a fine and may subject their Georgia license to revocation. Any outstanding fines owed to the Department must be paid through its secure website at: <https://bkgfin.dbf.state.ga.us/MortgageDocs/MtgFinePay.html>.

For more information about the requirements surrounding the MCR, please refer to the NMLSR website at: <http://mortgage.nationwidelicensingsystem.org/slr/common/mcr/Pages/default.aspx>.

Quarters	Time Period	MCR Deadline
Quarterly Due Dates for the Residential Mortgage Loan Activity (RMLA) component of the MCR (Due within 45 days of the end of every calendar quarter):		
Q1	(January 1 – March 31)	May 15
Q2	(April 1 – June 30)	August 14
Q3	(July 1 – September 30)	November 14
Q4	(October 1 – December 31)	February 14

COMMONLY USED ACRONYMS

Department — Georgia Department of Banking and Finance

GRMA — Georgia Residential Mortgage Act

MCR — Mortgage Call Report

MLO — Mortgage Loan Originator

NMLS or NMLSR — Nationwide Mortgage Licensing System & Registry

O.C.G.A. — Official Code of Georgia Annotated

ADMINISTRATIVE ACTIONS

Cease and Desist Orders Which Became Final

- **Citywide Financial Group, Inc., Marietta, GA** - Order to Cease and Desist issued 03/04/2013 became final 04/04/2013.
- **Garmon, Sydney, Vacaville, CA** - Order to Cease and Desist issued 03/25/2013 became final 04/29/2013.
- **Home Service Realty, LLC, Lawrenceville, GA** - Order to Cease and Desist issued 03/04/2013 became final 04/04/2013.
- **Housing Problem Solvers Company, Atlanta, GA** - Order to Cease and Desist issued 03/04/2013 became final 04/04/2013.
- **Swiss Roth Holdings, LLC, Alpharetta, GA** - Order to Cease and Desist issued 03/18/2013 became final 04/17/2013.

Consent Orders Which Became Final

- **Generation Mortgage Company, Atlanta, GA (license# 22292)** - Consent Order issued 04/29/2013 became final 04/29/2013.

License Denials

IDNUM	LICENSE TYPE	NAME	CIT	ST	DENIED
36655	Mortgage Loan Originator	Michael Dean Phan	Garden Grove	CA	04/05/2013

NDFI Outreach AND UPCOMING SPEAKING ENGAGEMENTS

- ❖ Deputy Commissioner for Non-Depository Financial Institutions Rod Carnes will be speaking during the Residential Real Estate Session at the [Real Property Law Institute Seminar](#) on **May 10th**.

Fine Information

FINE REASON AND COUNT

- | | |
|--|---|
| 1 Fine for Employment of a Felon | 3 Fines for Failure to Perform Background Check |
| 1 Fine for Loan Files not Properly Maintained | 1 Fine for Unapproved Branch |
| 1 Fine for Doing Business w/ Unlicensed Entity | 1 Fine for Unapproved Branch Manager |

MORTGAGE BROKER AND LENDER LICENSEES / REGISTRANTS WITHDRAWN, REVOKED OR EXPIRED IN APRIL 2013

IDNUM	NMLS#	CODE	NAME	CITY	ST	WITHDRAWN	REVOKED	EXPIRED
23571	162216	BD	Security Funding Corporation	Cumming	GA	04/08/2013		
29265	219671	LD	Resource Financial Services, Inc.	Columbia	SC	04/10/2013		
32219	474000	LD	Edward Jones Mortgage, LLC	Saint Louis Park	MN	04/12/2013		
16893	158581	BD	Property Systems Mortgage Services, LLC	Buckhead	GA	04/29/2013		
32851	499880	LD	Correspondent One Investor, LLC	Atlanta	GA	04/30/2013		

TOTAL: 5



HOLIDAY OBSERVANCE—OFFICE CLOSING

This is a reminder that the Department will be closed on **Monday, May 27th** for the Memorial Day holiday.

MORTGAGE LOAN ORIGINATOR LICENSEES REVOKED, WITHDRAWN OR EXPIRED IN APRIL 2013

IDNUM	NMLS#	CODE	NAME	CITY	ST	REVOKED	WITHDRAWN	EXPIRED
25696	192485	OD	Antoinette Nabors	Monticello	GA	04/19/2013		
25813	192781	OD	Alesia Darice Mitchell	Anderson	SC	04/19/2013		
26394	172604	OD	Karen Anne Slaughter	Cranston	RI	04/19/2013		
26852	251033	OD	Frank Edmondson	Atlanta	GA	04/19/2013		
29002	23411	OD	Jill K. Banfield	Rochester Hills	MI	04/19/2013		
30184	342254	OD	Meredith Liming	Grapevine	TX	04/19/2013		
30374	111324	OD	Patricia L. Becker	Hayesville	NC	04/19/2013		
30575	186851	OD	Ryan Russell Naab	Tampa	FL	04/19/2013		
31632	197905	OD	Traci Lyn Ramanathan	Chapel Hill	NC	04/19/2013		
32298	380489	OD	Joshua Edward Russ	Louisville	KY	04/19/2013		
32374	493456	OD	Melvin Love Hagler, Jr.	Fort Mill	SC	04/19/2013		
32689	109547	OD	Christopher Pasquele Ringston	S. Setauket	NY	04/19/2013		
32884	493455	OD	Orry Addison Powers	Charlotte	NC	04/19/2013		
33046	728014	OD	Wayne Labron Spigner, Jr.	Jacksonville	FL	04/19/2013		
33517	830306	OD	Justin Lee Robertson	Blue Springs	MO	04/19/2013		
33867	501861	OD	Scott Gregory Herold	Frederick	MD	04/19/2013		
33933	872269	OD	Alicia Elizabeth Lazzaro	Newport Beach	CA	04/19/2013		
34079	874401	OD	Chelsea Daniela Guarriello	Atlanta	GA	04/19/2013		
34174	838702	OD	Ajla Puric	Clinton Township	MI	04/23/2013		
34263	185501	OD	Kimberly Melissa Reynolds	Macon	GA	04/23/2013		
34329	854844	OD	John Jamie Pritchett	Waxahachie	TX	04/23/2013		
34400	901957	OD	Brandon Thomas Maddick	Whitmore Lake	MI	04/23/2013		
34410	901968	OD	Matthew James Robinson	Brighton	MI	04/23/2013		
34460	901948	OD	Kevin Richard Canaan	utica	MI	04/23/2013		
34673	900156	OD	Jason Anthony Rivers	Smyrna	GA	04/23/2013		
34679	913716	OD	Zackary Nathan Tierney	Riverview	MI	04/23/2013		
34700	838749	OD	Anthony Charles Walker-syph	richmond heights	OH	04/23/2013		
34766	902497	OD	Samantha Kirsten Jungman	Novi	MI	04/23/2013		
34772	902621	OD	Kate Elizabeth Esper	Dearborn	MI	04/23/2013		
34839	36081	OD	Peter Dunn Kohlasch	Towson	MD	04/23/2013		
34861	847917	OD	Eman Parvin-Karimi	Scottsdale	AZ	04/23/2013		

LICENSE STATUS CHANGE INDICATORS & MORTGAGE LICENSE CODES— (In Tables)

License Status Indicators		(MBCODE) - Mortgage License Codes	
*	Upgrade Broker to Lender	B	Broker
#	Upgrade Lender to Registrant	P	Processor
+	Downgrade Lender to Broker	L	Lender
•	Downgrade Registrant to Lender	R	Registrant
		O	Originator

MORTGAGE LOAN ORIGINATOR LICENSEES REVOKED, WITHDRAWN OR EXPIRED IN APRIL 2013

IDNUM	NMLS#	CODE	NAME	CITY	ST	REVOKED	WITHDRAWN	EXPIRED
34904	860562	OD	Cody Wyatt Barz	Detroit	MI	04/23/2013		
34943	583556	OD	Dana Leann Burris	Lakewood	OH	04/23/2013		
35022	926678	OD	Joseph Frank Ianitelli	Warren	MI	04/23/2013		
35127	907003	OD	Anna Izabela Dankowska	Chicago	IL	04/23/2013		
35129	913815	OD	Aaron Kyle Heckathorn	Sheffield lake	OH	04/23/2013		
35329	927788	OD	Joseph Patrick Carrigan	Scottsdale	AZ	04/23/2013		
35338	938914	OD	Matthew Dennis Murphy	Clinton Township	MI	04/23/2013		
35346	938426	OD	Nicholas Clifton Theisen	Newport	MI	04/23/2013		
35347	913870	OD	Robert Tulevski, Jr.	Rocky River	OH	04/23/2013		
35375	938436	OD	Kiara Olivia Nicole Ward	Detroit	MI	04/23/2013		
35456	950137	OD	James William Goldwasser	Silver Spring	MD	04/24/2013		
35479	938434	OD	Ryan James Toohey	Howard City	MI	04/24/2013		
35696	368208	OD	Robert Michael Sawruk	Chicago	IL	04/24/2013		
35857	976543	OD	Christina Thur Tribble	Laurel	MD	04/24/2013		
35899	774735	OD	David Leonard Rome	Shaker Heights	OH	04/24/2013		
35909	950230	OD	Terry Gall Pritchett	Carrollton	TX	04/24/2013		
35937	967042	OD	Leo Helfer	Camby	IN	04/24/2013		
35982	947227	OD	Timiko R. Morgan	Indianapolis	IN	04/24/2013		
35994	913718	OD	Ronald Taylo Tuggle	Phoenix	AZ	04/24/2013		
36158	987863	OD	Stephen Bradford Dickey	Rock Hill	SC	04/24/2013		
36247	901466	OD	Stephen Yatcko	Hamden	CT	04/24/2013		
36266	902201	OD	Andrew Douglas Ouellette	Livonia	MI	04/24/2013		
36355	984438	OD	Thomas Daniel Casey	Clinton Twp.	MI	04/24/2013		
26696	167684	OD	John R. Arnold	Marietta	GA		04/01/2013	
25189	200683	OD	Patricia Sexton Darsey	Flowery Branch	GA		04/02/2013	
25784	150771	OD	Michael Dean Horton	Oakwood	GA		04/02/2013	
35114	186476	OD	Steven Michael Schwab	Basking Ridge	NJ		04/02/2013	
35332	938838	OD	Evan Neal Cunningham	Southfield	MI		04/02/2013	
24800	179318	OD	Garrett Norman Dwyer	Aliso Viejo	CA		04/03/2013	
25553	114090	OD	Laurence F. Delbridge, II	Woodstock	GA		04/03/2013	
25604	227384	OD	Robert John Murray	Atlanta	GA		04/03/2013	
27001	192998	OD	David Lee Brown	Cumming	GA		04/03/2013	
32695	364563	OD	Michael Lawrence Reynolds	Newport	RI		04/03/2013	
33193	797508	OD	Stanley Clayton McHann, Jr.	Cumming	GA		04/03/2013	
33432	19651	OD	Jonathan Edward Hassler	FRISCO	TX		04/03/2013	
34153	389612	OD	Ronald Lewis Brewington	Willingboro	NJ		04/03/2013	
34510	827018	OD	James Alexander Rivera	Phoenix	AZ		04/03/2013	
35086	621901	OD	Gregory James Pope	Little Elm	TX		04/03/2013	
35306	927791	OD	Colin Alexander Connery	Birmingham	MI		04/03/2013	
35746	31741	OD	Michael Paul Urias	Royal Oak	MI		04/03/2013	
31694	307658	OD	John Robert Geoghegan	Souderton	PA		04/05/2013	
32504	415111	OD	Joseph Bagby Zucht	Kansas City	MO		04/05/2013	
32515	507778	OD	Jason Scott Gardella	Milton	GA		04/05/2013	
32993	415096	OD	Zach A. Sediqzad	Gardner	KS		04/05/2013	

MORTGAGE LOAN ORIGINATOR LICENSEES REVOKED, WITHDRAWN OR EXPIRED IN APRIL 2013

IDNUM	NMLS#	CODE	NAME	CITY	ST	REVOKED	WITHDRAWN	EXPIRED
36637	881602	OD	Keith Ryan Martin	Parma	OH		04/05/2013	
32243	493373	OD	Brandon Lee Kurtz	Chandler	AZ		04/08/2013	
26523	195494	OD	Paul R. Totman	Dacula	GA		04/10/2013	
32265	148667	OD	Jonathan K. Blackwell	Atlanta	GA		04/10/2013	
32325	12686	OD	Michael Vincent Polonski	Waterford	MI		04/10/2013	
33067	710356	OD	John Hillyer Bramblett	Smyrna	GA		04/10/2013	
33417	135455	OD	Mary Whyte Bridges	Fort Mill	SC		04/10/2013	
34242	227951	OD	Fabio Humberto Posada	Whittier	CA		04/10/2013	
34610	97590	OD	Todd Rhodes Sheppard	Cumming	GA		04/10/2013	
35311	310108	OD	Fadia Joe Merhi	Acworth	GA		04/10/2013	
31725	30750	OD	Tanner J. Hamilton	Detroit	MI		04/11/2013	
35327	913335	OD	Ian Matthew Burgess	Berkley	MI		04/11/2013	
35815	938385	OD	Mark Albert Pierpont	Novi	MI		04/11/2013	
36144	984365	OD	Steven Loyd Baker	New Boston	MI		04/11/2013	
36257	957466	OD	Paul Dante Moglia	Portland	OR		04/11/2013	
28745	83406	OD	David Allison Frum	Belmont	NC		04/12/2013	
24452	147962	OD	James Donald Ashton, Jr.	Gainesville	GA		04/17/2013	
26016	4610	OD	Glenn Henry Radford	Marietta	GA		04/17/2013	
28026	210528	OD	Janet G. Thayer	Richmond Hill	GA		04/17/2013	
35173	902581	OD	Audie Vincent Simon, II	Aurora	OH		04/17/2013	
25956	13069	OD	Mary Anne Sparks	Philadelphia	PA		04/18/2013	
26550	152182	OD	Charles Robert Capps	North Augusta	SC		04/18/2013	
26660	194578	OD	Jo Anne Patterson	Buford	GA		04/18/2013	
27601	253342	OD	Geral T. Laney	Greensboro	GA		04/18/2013	
27922	129424	OD	Justin Robert Bolton	Wakefield	RI		04/18/2013	
28310	126245	OD	Katherine Kedzierski Kuring	Douglasville	GA		04/18/2013	
30343	229557	OD	Jonathan William Hallstead	Newport Beach	CA		04/18/2013	
30378	306688	OD	Harold W. Gannon, Jr.	Collegeville	PA		04/18/2013	
30809	373595	OD	Andre Pacheco	Brea	CA		04/18/2013	
30995	313286	OD	Michael Nicholas Wilsey	Vermilion	OH		04/18/2013	
31140	382399	OD	Adrian Robert Shirk	Grasonville	MD		04/18/2013	
31324	33420	OD	Joseph Arvay	Fairlawn	OH		04/18/2013	
31329	18761	OD	Mark Lawrence Kassouf	Bethesda	MD		04/18/2013	
32198	112019	OD	Scott Stephen Coker	Irvine	CA		04/18/2013	
28085	149065	OD	Jay Michael Posey	Cumming	GA		04/23/2013	
29960	27951	OD	Kevin Sean Byrum	Harrison	MI		04/23/2013	
32081	389569	OD	Matthew Raymond Nordberg	Saint Joseph	MI		04/23/2013	
32896	332613	OD	Mildred Patricia Chenevert	Carrollton	TX		04/23/2013	
33187	508565	OD	Tyler Joseph Harman	West Des Moines	IA		04/23/2013	
33507	825720	OD	Paul Tyrus Banks, Sr.	Melvindale	MI		04/23/2013	
34284	880635	OD	Tanehesi Djibouta Bean	Livonia	MI		04/23/2013	
34905	902413	OD	Amy Elizabeth Brown	Waterford	MI		04/23/2013	
35104	913443	OD	Joseph Eugene Hill	Scottsdale	AZ		04/23/2013	
35147	418797	OD	Nicholas Michael Scheren	Little Falls	NJ		04/23/2013	

MORTGAGE LOAN ORIGINATOR LICENSEES REVOKED, WITHDRAWN OR EXPIRED IN APRIL 2013

IDNUM	NMLS#	CODE	NAME	CITY	ST	REVOKED	WITHDRAWN	EXPIRED
35227	925262	OD	Allen Zelno	Quakertown	PA		04/23/2013	
35235	906375	OD	Farley Hayes Youman	Mableton	GA		04/23/2013	
35361	938753	OD	Julio Cesar Gonzalez	Buford	GA		04/23/2013	
35365	938347	OD	Anthony Dale Hill, II	Pontiac	MI		04/23/2013	
35398	377501	OD	Joshua Timothy Hartnett	Independence	MO		04/23/2013	
35546	385327	OD	Daniel J. Loftus	Tampa	FL		04/23/2013	
35580	911641	OD	John Edward Schmitt	Kansas City	MO		04/23/2013	
35811	945796	OD	Diane Jackson	Garden Grove	CA		04/23/2013	
34583	375268	OD	Michael George Wendt	Denver	CO		04/25/2013	
34194	894296	OD	Marcus Tyrone Powell	Costa Mesa	CA		04/30/2013	
34506	847789	OD	Leah Christine Lahtinen	Detroit	MI		04/30/2013	
29026	291170	OD	Zachary Mark Day	Martinez	GA			04/16/2013

TOTAL: 131

MORTGAGE BROKERS, LENDERS, PROCESSORS AND REGISTRANTS APPROVED OR REINSTATED IN APRIL 2013

IDNUM	NMLS#	CODE	NAME	CITY	ST	ORIGINAL APPROVAL	REINSTATED
23578	1304	L	Statewide Mortgage, LLC *	Louisville	KY	10/10/2008	
36196	715386	B	Belem Servicing LLC	St George	UT	04/05/2013	
36848	878490	B	Credence Funding Corporation	Aberdeen	MD	04/05/2013	
36994	1011251	B	North Point Mortgage Advisors, LLC	Alpharetta	GA	04/05/2013	
31785	279226	L	Ocwen Financial Services, SRL LLC	West Palm Beach	FL	04/05/2013	
36724	7096	L	AURORA FINANCIAL GROUP INC	MARLTON	NJ	04/05/2013	
36980	128936	L	Residential Mortgage Solutions, Inc.	Baltimore	MD	04/05/2013	
36474	130562	L	Success Mortgage Partners, Inc.	Plymouth	MI	04/12/2013	
37123	1040622	B	Bridgeway Financial, LLC.	Duluth	GA	04/19/2013	
36904	1408	L	Nationwide Equities Corporation	Mahwah	NJ	04/19/2013	
37111	35283	L	Multi Financial Services Co., Inc.	Tallahassee	FL	04/19/2013	
36340	384453	B	Lincoln Home Loans	Nashville	TN	04/26/2013	
36659	1557	L	Member Advantage Mortgage, LLC	Grand Rapids	MI	04/26/2013	

TOTAL: 13

MORTGAGE LOAN ORIGINATOR LICENSES APPROVED OR REINSTATED IN APRIL 2013

A total of 224 MLO licenses were approved during the month, including 13 reinstated licenses and 211 new license approvals.

Due to the large number of licenses approved in April 2013, a separate document is provided on the Department's website at: <http://dbf.georgia.gov/documents/april-2013-mortgage-loan-originator-license-approvals>

CUSTOMER SERVICE STARS

It is the Department's goal to provide excellent customer service by meeting and exceeding the expectations of our customers. Along those lines, we would like to recognize the following individuals and/or teams for going above and beyond in serving our customers:

Assistant Financial Examiner Bradley DeLettera – The Department received comments from another State regulator stating: "Thanks again Brad. You definitely win the gold star for responsiveness and participation on this exam. You've been the first person to complete every step in the exam process. Your proactive approach is much appreciated."

Mortgage Examination Team – The Department received comments from a customer stating: "This was our third examination with the Department. We have always found the examination team to be professional, knowledgeable, courteous, and reasonable. This past experience was no exception."

Secretary Sheila Ball – The Department received comments from a customer stating: "Sheila was very helpful when I called on Friday. I appreciate the GA DBF staff."

**CONGRATULATIONS AND GREAT JOB TO THIS MONTH'S
CUSTOMER SERVICE STAR!!**



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Banking and Finance**

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The Department is the state agency that regulates and examines banks, credit unions, and trust companies chartered by the State. The Department also has regulatory and/or licensing authority over mortgage brokers/processors, lenders and loan originators, money service businesses, international banking organizations, and bank holding companies conducting business in Georgia.

Our MISSION is to promote safe, sound, competitive financial services in Georgia through innovative, responsive regulation and supervision.

Our VISION is to be the best financial services industry regulator in the country – Progressive. Proactive. Service-Oriented.

Our Motto is: "Safeguarding Georgia's Financial Services"

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