



# Monthly Mortgage Summary

**NEW HOME**

Georgia Department of Banking & Finance ~ Non-Depository Financial Institutions Division  
 Monthly Summary of Mortgage Activities for the Period Ending December 2014

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## 2015 License/Registration Renewal Period Has Ended

**The Annual License/Registration Renewal Period for 2015 has ended.** A licensee/registrant that has a complete renewal application (i.e., renewal application filed, and all fines and renewal fees paid) pending through the [Nationwide Mortgage Licensing System](#) as of December 31, 2014, can continue to work as a mortgage loan originator, mortgage broker or mortgage lender unless and until there is a surrender/withdrawal of the license/registration or a final order of denial or revocation is issued by the Department.

If a mortgage licensee/registrant did not file an application for renewal by December 31, 2014, the license/registration expired by operation of law effective January 1, 2015, and the licensee/registrant must reapply through the NMLS. Broker and Lender licensees in an expired status may not conduct Georgia mortgage activity. Mortgage Loan Originators in an expired status may not conduct origination activity for Georgia loans.

## RENEWAL REQUEST PENDING — COMPANIES AND INDIVIDUALS —

Does your license have a renewal request pending? If so, please check your NMLS record for any deficiencies or license items placed by the Department. No renewal request will be approved with outstanding license items. Many licensees that have not yet been approved owe fines and fees – check your NMLS record to see if your renewal is being delayed due to unpaid fines and fees.

### Fines and fees must be paid through the NMLS Agency Fee Invoice

Please see the following links for information on how to pay the Agency Fee Invoice in NMLS.

**For an Individual:**

[http://mortgage.nationwidelicensingsystem.org/licensees/resources/LicenseeResources/Paying%20an%20Invoice\\_I.pdf](http://mortgage.nationwidelicensingsystem.org/licensees/resources/LicenseeResources/Paying%20an%20Invoice_I.pdf)

**For a Company:**

[http://mortgage.nationwidelicensingsystem.org/licensees/resources/LicenseeResources/Paying%20an%20Invoice\\_C.pdf](http://mortgage.nationwidelicensingsystem.org/licensees/resources/LicenseeResources/Paying%20an%20Invoice_C.pdf)

## Georgia Residential Mortgage Act Fee (“GRMA”) Reporting and Payment Process

The GRMA fee on-line reporting and payment process has changed substantially with the semiannual reporting period that opens on January 2, 2015 (for GRMA fees collected from July 1, 2014 through December 31, 2014).

Refer to the Department’s website for a more detailed discussion of these changes at <http://dbf.georgia.gov/changes-georgia-residential-mortgage-act-10-loan-fee-reporting-and-payment-process>

The most significant changes to the GRMA semiannual reporting and payment process are as follows:

**Elimination of “\$0 GRMA fee statement reporting”**: Revisions to Department Rules 80-5-1-.04 and 80-11-3-.01(13) eliminate the requirement that a fee statement be filed even if no residential mortgage loans were closed during the semiannual reporting period.

**Changes to the Online GRMA Reporting and Payment Process**: The online GRMA per Loan Fee Reporting and Payment Process has been modified as follows:

- The payment site at <https://bkgfin.dbf.state.ga.us/GRMAFee.html> no longer requires a Login ID and password.
- Separate reporting and payment processes have been created for Georgia state-chartered banks and credit unions, Georgia state-licensed or registered mortgage companies and all other entities reporting.
- **GRMA Late Fees/Fines**: Rule changes were made to clarify that the remittance of any \$10.00 fees after the date on which they are due shall subject the collecting agent to a late payment fee of \$100 for each due date missed. In addition, if the Department finds that the collecting agent has not submitted GRMA fees within six months of the due date, the collecting agent will be subject to an additional fine of 20% of the total amount of \$10.00 fees required to be collected for the applicable period.
- **Payments made by Credit or Debit Card**: The Department is now using Official Payments Corporation as its credit card service provider for the payment of fees due the Department. Official Payments Corporation charges a nominal convenience fee based on the amount of the transaction. The convenience fee is 2.50% of the payment amount, with a minimum service fee of \$1.00 per payment transaction. NOTE: The Department will continue to offer ACH draft as a payment option at no cost to the remitter.

### COMMONLY USED ACRONYMS

**CE** — Continuing Education

**Department** — Ga. 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

## Mortgage Call Report Reminder

This is a reminder that the Mortgage Call Report ("MCR") required by O.C.G.A. § 7-1-1004.1 is due within 45 days of the end of every calendar quarter. **Fourth quarter data (October 1 – December 31, 2014) must be filed through the NMLSR by February 14, 2015.**

Companies that fail to file quarterly MCRs prior to the deadline will be assessed a fine and may subject their Georgia license to revocation. Failure to file a timely MCR will also delay the processing of your renewal application.

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>

## Department of Banking and Finance Adopts Final Rules

On December 5, 2014, the Department of Banking and Finance (Department) adopted Final Rules and filed the Rules with the Secretary of State's Office. Pursuant to O.C.G.A. § 50-13-6, the Rules were effective on December 26, 2014, which is twenty days following the filing of the Rules with the Secretary of State.

Prior to adopting the Rules, the proposed Rules along with a synopsis were distributed on November 3, 2014. The Department received one written comment regarding the proposed Rules. The Department believes that the Rules as adopted encourage safety and soundness, encourage safe and fair mortgage lending, and conform to the law.

To view or download the Final Rules, go to the Regulations page on the Department's website (<http://dbf.georgia.gov/dbf-regulations>) and select the appropriate link for the Final Rules, or you may access them directly from: [http://dbf.georgia.gov/sites/dbf.georgia.gov/files/related\\_files/document/DBFFinalRules\\_12-5-2014.pdf](http://dbf.georgia.gov/sites/dbf.georgia.gov/files/related_files/document/DBFFinalRules_12-5-2014.pdf)

## ADMINISTRATIVE ACTIONS

### Consent Orders Which Became Final

- **Linda W. Womac, Athens, TN (license# 13147)** - Consent Order issued 12/08/2014 became final 12/08/2014.
- **Joshua E. Hankins, Charlotte, NC (license# 26820)** - Consent Order issued 12/19/2014 became final 12/19/2014.

### Cease and Desist Orders Which Became Final

- **Community Legal Center, Doraville, GA** - Order to Cease and Desist issued 09/30/2014 became final 12/19/2014.

### Mortgage Loan Originator License Denials

NMLS#	NAME	CITY	ST	DENIED
247583	Diane Hook	Aurora	CO	12/18/2014
263318	Mark Rock	Scottsdale	AZ	12/18/2014

## Fine Information

### FINE REASON AND COUNT

<b>179</b> Fines for Continuing Education Data Filed Late	<b>448</b> Fines for License Renewal Filed Late
1 Fine for Acquisition of 10% Ownership without Approval	2 Fines for Advertising
1 Fine for Background Checks	1 Fine for Books & Records

## MORTGAGE BROKERS, PROCESSORS, LENDERS AND REGISTRANTS APPROVED OR REINSTATED IN DECEMBER 2014

GRMA#	NMLS#	CODE	NAME	CITY	ST	ORIGINAL	UPGRADE /
						APPROVAL	REINSTATED
22732	75597	L	N P, Inc. (FL) *	Boca Raton	FL	09/07/2007	12/10/2014
37123	1040622	L	Bridgeway Financial, LLC. *	Duluth	GA	04/19/2013	12/15/2014
16665	146978	L	First Chance Mortgage, Inc. *	Loganville	GA	08/03/2001	12/16/2014
14871	153097	B	Harbor Mortgage Services, Inc. +	Cumming	GA	07/16/1999	12/17/2014
44081	1246307	B	Stacie Jones	Waycross	GA	12/09/2014	
43672	1220252	L	RWT Financial, LLC	Mill Valley	CA	12/10/2014	
44218	1213808	L	LCB Mortgage Services, LLC	Fayetteville	GA	12/11/2014	
43986	298444	B	Whitman Metropolitan, Inc.	Sacramento	CA	12/17/2014	
44107	2107	L	Seacoast Mortgage Corporation	PAWTUCKET	RI	12/17/2014	
44052	2314	L	Resolution Capital, L.P.	Dallas	TX	12/24/2014	
43942	1225539	L	ProFund Mortgage LLC	Atlanta	GA	12/24/2014	
<b>Total</b>	<b>11</b>						

## MORTGAGE LOAN ORIGINATOR LICENSES APPROVED OR REINSTATED IN DECEMBER 2014

A total of 248 MLO licenses were approved during the month, including 21 reinstated licenses and 227 new license approvals. A separate document is provided on the Department's website for licenses approved in December 2014: <http://dbf.georgia.gov/documents/december-2014-mortgage-loan-originator-license-approvals>

### 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 BROKER AND LENDER LICENSEES/REGISTRANTS REVOKED, WITHDRAWN OR SURRENDERED IN DECEMBER 2014

GRMA#	NMLS#	CODE	NAME	CITY	ST	REVOKED	WITHDRAWN	SURRENDERED
13147	161894	BD	Linda W. Womac	Athens	TN			12/11/2014
38926	296093	LD	Retreat Capital Management, Inc	Irving	TX		12/01/2014	
32649	791179	LD	LCB Mortgage Services, LLC	Fayetteville	GA		12/11/2014	
40770	34683	LD	TrueCompass Lending Corporation	Tualatin	OR		12/18/2014	
28396	187770	LD	Cayuga Lending, LLC	New York	NY		12/23/2014	
40746	1139164	LD	SG Capital Partners Incorporated	Stamford	CT		12/23/2014	
39242	945390	LD	Loan Resolution Corporation	Tigard	OR		12/31/2014	
<b>Total</b>	<b>7</b>						<b>6</b>	<b>1</b>

### MORTGAGE LOAN ORIGINATOR LICENSEES REVOKED, SURRENDERED OR WITHDRAWN IN DECEMBER 2014

GRMA#	NMLS#	CODE	NAME	CITY	ST	REVOKED	WITHDRAWN	SURRENDERED
39146	129633	OD	Clark Kha Nguyen	Decatur	GA		12/03/2014	
33589	838386	OD	Thomas R. Looze	Roselle	IL		12/03/2014	
38405	1072184	OD	Dylan T. Wood	Charlotte	NC		12/03/2014	
40195	1080316	OD	Chandra Hope Heartland	Columbia	MO		12/03/2014	
43489	1058958	OD	Christina Ann Priddy	Cumming	GA		12/04/2014	
36897	399477	OD	Collene Renay Harris	Allen	TX		12/05/2014	
41650	938962	OD	Rafael Lee Valenzuela	Glendale	AZ		12/05/2014	
41769	1117121	OD	Douglas Matthew Ammerman	Maybee	MI		12/05/2014	
30809	373595	OD	Andre Pacheco	Brea	CA		12/08/2014	
26738	12706	OD	Marie Theresa Drass	Richland	WA		12/09/2014	
31691	188068	OD	Robert Bruce Van Wagner	Englewood	TN		12/09/2014	
32627	413254	OD	Samuel Edwin Thompson	Waleska	GA		12/09/2014	
42893	948633	OD	Darcie Lee Hampton	Draper	UT		12/09/2014	
33297	186873	OD	Jonathan Samuel	Riverview	FL		12/10/2014	
41902	544562	OD	Jill Elmgren	Savannah	GA		12/10/2014	
37476	267427	OD	Luis Raul Padilla	Guaynabo	PR		12/11/2014	
36736	1000915	OD	Blake Emanuel Smith	Bowie	MD		12/16/2014	
41643	1086792	OD	Marjorie Irene Parks	Scottsdale	AZ		12/16/2014	
39791	1108494	OD	Danielle Marie Thomas	Jefferson City	MO		12/16/2014	
40836	44945	OD	Brian James Pierce, Jr.	Penryn	CA		12/18/2014	
30572	70701	OD	Gregg Dewayne Longworth	Newton	NC		12/18/2014	
41891	398666	OD	Poonkuzhali Vallinayagam	Cerritos	CA		12/18/2014	
41868	939031	OD	Scott Kenneth Mulford	Saint Augustine	FL		12/18/2014	
35869	976618	OD	Charles Francis Fitzsimmons, IV	Silver Spring	MD		12/18/2014	
43329	1193746	OD	Sean Kyle O'Connor	Catonsville	MD		12/18/2014	
35540	936851	OD	Gemini A. Walker	Richmond Hill	GA		12/22/2014	
37360	1002512	OD	Teresa Marie De La Rosa	Seminole	FL		12/22/2014	
41208	24791	OD	Andrew Christopher Borges	Cranston	RI		12/24/2014	
26243	88362	OD	Matthew James Gourley	Des Moines	IA		12/24/2014	
42669	448377	OD	Michael David Rose	Atlanta	GA		12/24/2014	
37133	959742	OD	Gregory Lawrence Hilt	Macungie	PA		12/24/2014	
26680	174569	OD	Stevie Lynne Weaver	Cottonwood Heights	UT		12/30/2014	
42007	899148	OD	Alejandro Valdez	North Royalton	OH		12/30/2014	

## MORTGAGE LOAN ORIGINATOR LICENSEES REVOKED, SURRENDERED OR WITHDRAWN IN DECEMBER 2014

GRMA#	NMLS#	CODE	NAME	CITY	ST	REVOKED	WITHDRAWN	SURRENDERED
27305	9325	OD	Gerald Lamar Glover	Jacksonville	FL		12/31/2014	
35740	28091	OD	Zoran Bogojevski	Macomb	MI		12/31/2014	
31562	265463	OD	Ronald James Price	Atlantic Beach	FL		12/31/2014	
31700	390124	OD	Brandon George Wilhelmy	Ponte Vedra	FL		12/31/2014	
42230	1185438	OD	Kevin William McCann	Columbia	MD		12/31/2014	
26820	44813	OD	Joshua E. Hankins	Charlotte	NC			12/19/2014
<b>Total</b>	<b>39</b>						<b>38</b>	<b>1</b>

### 2015 State Holidays

In accordance with O.C.G.A. § 1-4-1, Governor Nathan Deal proclaimed the following dates in 2015 as public and legal state holidays when the Capitol and all State agencies will be closed:

Holiday Name	Date Observed
New Year's Day 2015	Thursday, January 1 <sup>st</sup>
Robert E. Lee's Birthday	Monday, January 19 <sup>th</sup> Will be observed on Friday, November 27 <sup>th</sup>
Martin Luther King Jr.'s Birthday	Monday, January 19 <sup>th</sup>
Washington's Birthday	Monday, February 16 <sup>th</sup> Will be observed on Thursday, December 24 <sup>th</sup>
Confederate Memorial Day	Sunday, April 26 <sup>th</sup> Will be observed on Monday, April 27 <sup>th</sup>
Memorial Day	Monday, May 25 <sup>th</sup>
Independence Day	Saturday, July 4 <sup>th</sup> Will be observed on Friday, July 3 <sup>rd</sup>
Labor Day	Monday, September 7 <sup>th</sup>
Columbus Day	Monday, October 12 <sup>th</sup>
Veterans Day	Wednesday, November 11 <sup>th</sup>
Thanksgiving Day	Thursday, November 26 <sup>th</sup> Lee's Birthday will be observed on Friday, November 27 <sup>th</sup>
Christmas Day	Friday, December 25 <sup>th</sup> Washington's Birthday will be observed on Thursday, December 24 <sup>th</sup>

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The Department is the state agency that regulates and examines Georgia state-chartered banks, state-chartered credit unions, and state-chartered trust companies. The Department also has responsibility for the supervision, regulation, and examination of Merchant Acquirer Limited Purpose Banks (MALPBs) chartered in Georgia.

In addition, the Department has regulatory and/or licensing authority over mortgage brokers, lenders and processors, mortgage loan originators, check cashers, sellers-issuers of payment instruments, money transmitters, 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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