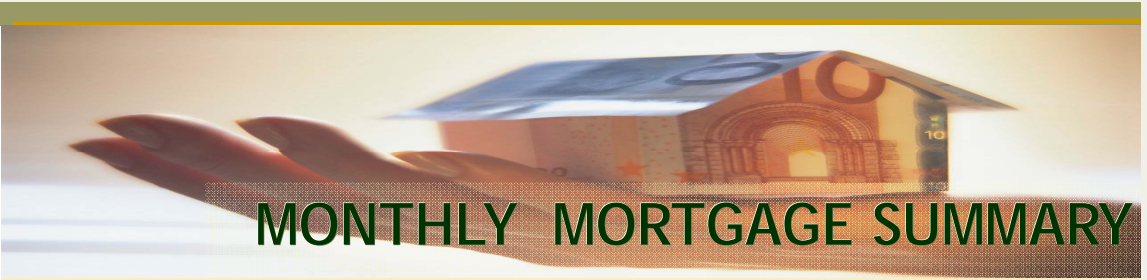




June 2008



# MONTHLY MORTGAGE SUMMARY

Georgia Department of Banking & Finance— Non Depository Financial Institutions Division  
 Monthly Summary of Mortgage Activities for the Period Ending June 2008

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#### Useful Links

##### MORTGAGE FORMS:

[DBF.GEORGIA.GOV/DBFMTGFORMS](http://DBF.GEORGIA.GOV/DBFMTGFORMS)

##### UPDATING LICENSE INFORMATION

[DBF.GEORGIA.GOV/DBFMTGFORMS](http://DBF.GEORGIA.GOV/DBFMTGFORMS)

##### MORTGAGE SUMMARY

[DBF.GEORGIA.GOV/DBFMTGSUMMARY](http://DBF.GEORGIA.GOV/DBFMTGSUMMARY)

## NEWS ITEMS

### NATIONAL NEWS

#### Non FHA-approved Mortgage Brokers - Forward Mortgages

(HUD MORTGAGEE LETTER 2008-17)

*(The Department has recently received many questions regarding the ability of non-FHA-Approved mortgagees to participate in originating FHA mortgages. The following is taken directly from the above noted Mortgagee Letter.)*

June 20, 2008—This Mortgagee Letter reminds lenders of existing FHA policy regarding the use of non FHA-approved mortgage brokers when originating FHA-insured forward mortgages. FHA loan origination services must be performed by a FHA-approved lender or FHA-approved mortgage broker (loan correspondent). A FHA-approved loan correspondent may be compensated for the actual loan origination services it performs either directly by the consumer or indirectly by the FHA-approved lender without being in violation of either the Real Estate Settlement Procedures Act (RESPA) statute and regulations or FHA regulations.

While FHA regulations permit a borrower to engage a broker who is not FHA-approved to assist him/her in obtaining mortgage financing (24 CFR 203.27(e)), the loan origination services may not be performed by that broker and the FHA approved mortgagee shall not compensate the broker for such services. FHA requires that these services be performed by either an FHA-approved lender or loan correspondent. RESPA prohibits the payment of duplicative fees. The payment to the unapproved broker for duplicated services amounts to an unearned fee in violation of section 8(b) of RESPA. Further, this payment

may also act as a disguised referral fee for steering the borrower to the FHA-approved lender or loan correspondent, which is in violation of section 8(a) of RESPA.

In RESPA Policy Statement 1999-1 (FR-4450-N-01), the Department (HUD) identified the services normally performed in the origination of a loan. It has been FHA's experience that when non FHA-approved entities perform origination functions and services on FHA-insured loans, the instances of serious compliance problems increase as do the associated risks. As a result, there are particular origination functions and services that FHA requires to be performed by an FHA-approved lender or loan correspondent:

- ◆ taking information from the borrower and filling out the loan application;
- ◆ collecting financial information (tax returns, bank statements) and other related documents that are part of the application process;
- ◆ initiating/ordering Verifications of Employment and Deposit;
- ◆ initiating/ordering request for mortgage and other loan verifications;
- ◆ initiating/ordering appraisals;
- ◆ initiating/ordering inspections or engineering reports;
- ◆ providing disclosures (truth in lending, good faith estimate and others) to the borrower(s);
- ◆ maintaining regular contact with the borrower, real estate professional, and lender between loan application and closing to apprise them of the status of the application and gather any additional information needed;
- ◆ ordering legal documents; and

(Continued on page 2)

*News—Continued*

(“Non-FHA Brokers” Continued from page 1)

- ◆ determining whether the property is in a flood zone or ordering such service.

Other services that are considered counseling in nature (e.g., educating prospective borrowers in the home buying and financing process, advising the borrower about different types of loan products available, and demonstrating how closing costs and monthly payment could vary under each product), may be performed by a non FHA-approved broker so long as the services provided constitute meaningful counseling, and not steering. Under RESPA Policy Statement 1999-1, when “counseling type” services are performed, HUD also looks at whether, (1) counseling gave the borrower the opportunity to consider products from at least three different lenders; (2) the entity performing the counseling would receive the same compensation regardless of which lender’s product were ultimately selected; and (3) any payment made for the “counseling type” services is reasonably related to the services performed. In these instances, the fee charged must be paid from the mortgagor’s own available assets, must be disclosed on the HUD-1 at closing and a copy of the contract for these services must be included in the loan file submitted for insurance endorsement.

Under no circumstances may a borrower be charged a fee that is not commensurate with the amount normally charged for similar services. If the payment bears no reasonable relationship to the market value of the services provided, the excess over the market rate may be used as evidence of a compensated referral or unearned fee in violation of section 8(a) or (b) of RESPA and 24 CFR 3500.14(g).

RESPA provided further guidance to industry regarding payments by lenders to mortgage brokers in Policy Statement 1999-1. While the policy statement specifically speaks of lender payments to mortgage brokers, those payments are indirectly paid by the consumer and the policy statement would apply equally to payments made directly by the consumer.

If you have any questions regarding this Mortgagee Letter, please contact the FHA Resource Center at 1-800-CALLFHA (1-800-225-5342).

Sincerely,

Brian D. Montgomery

Assistant Secretary for Housing  
Federal Housing Commissioner

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## GEORGIA NEWS

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### PROPOSED RULEMAKING

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Pursuant to the provisions of the Georgia Administrative Procedures Act, Official Code of Georgia Annotated (O.C.G.A.) Chapter 50-13 and by authority of O.C.G.A. §§7-1-61, 7-1-663; 7-1-1012, and other cited statutes, the Georgia Department of Banking and Finance hereby gives notice of its intent to adopt new and amended rules.

A synopsis and purpose precedes each proposed rule change, with background information and explanation where applicable.

**Comments to the Department of Banking and Finance must be received by July 31, 2008, no later than 4:30 p.m.**

Specific to Mortgage Licensees are the following changes:

- ◆ **80-11-2-.01** Location Requirement and Minimum Retention Period.

A citation correction has been made to this Rule. No substantive changes have been made.

- ◆ **80-11-2-.02** Minimum Requirements for Books and Records.

A provision was added to require the maintenance of certain information relative to employees, including date of hire, criminal background check, and date the Department website was reviewed to verify eligibility for employment. Also, clarifications are proposed to subpart 1(f) of the Rule detailing what constitutes payroll records and specifying that copies of such records must be maintained by a licensee or registrant for employees or contractors even if the filing of these forms with the Internal Revenue Service was done by an agent.

- ◆ **80-11-3-.01** Administrative Fines.

This Rule has been changed to meet the requirements contained in 7-1-1004(i). Violations of the Rule which occurred prior to July 1, 2007, that resulted in administrative action reflect a 3 year look-back period for employees. Violations of the Rule which occurred on or after July 1, 2007, that resulted in administrative action reflect a 5 year look-back period for employees. The fine for violations of these rules has been increased to \$5,000.

To learn more and to read the proposed rules, go to the following URL on our website:

[http://dbf.georgia.gov/internal/downloads/?url=/vgn/images/portal/cit\\_1210/24/35/116334665June2008NoticeofProposedRulemaking.pdf](http://dbf.georgia.gov/internal/downloads/?url=/vgn/images/portal/cit_1210/24/35/116334665June2008NoticeofProposedRulemaking.pdf)

*News—Continued*

## **Nationwide Mortgage Licensing System**

As most of you are aware, in 2007 the Department announced its intent to participate in the Nationwide Mortgage Licensing System (NMLS), a licensing system sponsored by the American Association of Residential Mortgage Regulators and the Conference of State Bank Supervisors.

State mortgage regulators from around the country have been working since 2003 to develop a nationwide licensing system for the residential mortgage industry designed to improve supervision of the mortgage industry, streamline the licensing process for mortgage companies and professionals, and enhance consumer protection.

The NMLS is a web-based system that allows state licensed mortgage lenders, mortgage brokers, and loan officers to apply for, amend, update or renew licenses or registrations online for all participating state agencies, using a single set of uniform applications. The NMLS offers greater uniformity and transparency to the mortgage industry while maintaining and strengthening the ability of state regulators to monitor the industry and protect their citizens. NMLS began operation on January 2, 2008.

Many of you have inquired whether the Department is already participating in the system, as you are licensed in other states on the system, and have asked for the date when the Department will go on-line.

There are many issues surrounding a smooth transition for licensees from the Department's current paper-based and on-line system to the new NMLS—such as standardizing renewal due dates, annual reporting requirements, reviewing continuing education requirements, etc. As such, an exact date for beginning the process has yet to be determined. However, a target timeframe is currently set for early 2009, at which time licensees will renew with the Department and at the same time "transition" to the new system - transition being to establish a record and establish authorized users on the NMLS as well as renew for the FY2010 renewal.

Later in 2009, those licensees and registrants who have transitioned to the new system and been approved for renewal, as well as new licensees approved by the Department in 2009, will begin the renewal process for the **CALENDAR YEAR 2010** license. That process will be done through the NMLS system, with those renewals subsequently approved by the Department.

It will be an involved time of transition for both the Department and licensees/registrants. More information will be disseminated to licensees/registrants as required. In the meantime, please visit the NMLS website at: <http://www.stateregulatoryregistry.org/NMLS//AM/Template.cfm?Section=Home3> for additional information.



### RULES COMMENTS

**Comments to the Department of Banking and Finance concerning the rules which have been published must be received by:**

**July 31, 2008, by the close of business (4:30 p.m)**

Please send all comments to:

**Rob Braswell, Commissioner  
Georgia Department of Banking and Finance  
2990 Brandywine Road, Suite 200  
Atlanta, GA 30341-5565  
Fax: (770) 986-1654 or 1655**

### ***FY2009 License Distribution***

**For those licensees successfully completing the submission of their renewal applications for licensing for FY2009, please note that approval letters and license certificates have been e-mailed to the main e-mail contact on record. If you did not receive your new license please contact the office.**

**For late renewing applicants and/or those licensees who renewed but who have outstanding renewal issues, those licenses cannot be approved until the application has been reviewed and approved or the issues are resolved. Such licenses will expire and must be reinstated.**

### **SPEAKING ENGAGEMENTS**

There are no upcoming speaking engagements for July, 2008.

### **HOLIDAY CLOSING**

The Department will be closed on Monday, September 1, for Labor Day.

## *Administrative Actions*

### CEASE AND DESIST ORDERS—ISSUED

- ◆ **Abby Mortgage & Financial Corp., Lawrenceville, GA (license no. 20731)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Affordable Home Mortgage, Inc. Tampa, FL (license no. 21861)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Afstar Mortgage, LLC, Snellville, GA (license no. 20278)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Alam, Syed Q. dba United Mortgage Financial, Peachtree City, GA (license no. 22642)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **All In One Mortgage/Broker Services, Inc. dba C.H.A.M.P.S., Douglasville, GA (license no. 22405)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **American Lending Group, Inc. (MO), St. Peters, MO (license no. 20259)** – Cease and Desist Order issued May 13, 2008 became final on June 12, 2008.
- ◆ **America One Mortgage Corporation dba America One Mortgage Group, Encinitas, CA (license no. 22691)** – Cease and Desist Order issued May 2, 2008 became final on June 4, 2008.
- ◆ **Americawide, Inc., Westlake Village, CA** – Cease and Desist Order issued May 1, 2008 became final on June 1, 2008.
- ◆ **Americor Lending Group, Inc., Irvine CA (license no. 20908)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **AmLan, Inc., Atlanta, GA (license no. 18834)** – Cease and Desist Order issued May 22, 2008 became final on June 21, 2008.
- ◆ **Atlantic Equity Mortgage Services, Inc, Duluth, GA (license no. 19367)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Azari, Fariba V., Westlake Village, CA** – Cease and Desist Order issued May 15, 2008 became final on June 5, 2008.
- ◆ **Beacon Mortgage Financial Services, Inc, Norcross, GA (license no. 18765)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Benefit Mortgage Company, Carrollton, GA (license no. 18690)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Bond Street Mortgage, LLC, Tucker, GA (license 15581)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Brookwood Mortgage Funding Corp., Atlanta, GA (license no. 6526)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.

## *Administrative Actions*

### CEASE AND DESIST ORDERS—ISSUED

- ◆ **Brown, Corey L., Ellenwood, GA** – Cease and Desist Order issued May 15, 2008 became final on June 15, 2008.
- ◆ **Barbara Butler dba Believerslife Mortgage, Pooler, GA (license no.21856)** – Cease and Desist Order issued May 15, 2008 became final on June 16, 2008.
- ◆ **Capital City Mortgage Incorporated (CA), Costa Mesa, CA (license no. 21958)** – Cease and Desist Order issued May 12, 2008 became final on June 11, 2008.
- ◆ **Capital Lending, Inc., Atlanta, GA (license no. 15643)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Carter, Sanford L., Hinesville, GA (license no. 18405)** – Cease and Desist Order issued May 5, 2008 became final on June 12, 2008.
- ◆ **Comer, Darwyn Shane, dba Southeastern Express Mortgage, Macon, GA (license 12744)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Company, Inc (The), dba Main Source Mortgage, Norcross, GA (license no. 18248)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Continental Mortgage Corporation, Norcross, GA (license no. 19770)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Dominion, Inc. dba Dominion Loan Services, Buford, GA (license no. 22233)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Dream Makers (of America), LLC, Columbus, GA** – Cease and Desist Order issued May 23, 2008 became final on June 23, 2008.
- ◆ **Duke Mortgage, LLC, East Point, GA (license no. 20001)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Easy Money Lending, Inc., Duluth, GA (license no. 20523)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Echelon Home Loans, In., Kennesaw, GA (license no. 19915)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Equitable Consulting, Inc., Atlanta, GA (license no. 16037)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Equitable Funding Group, Inc., Atlanta, GA (license no. 20277)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Evergreen Mortgage Corporation, Decatur, GA (license no. 14779)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Executive Mortgage Group, The , Inc., Atlanta, GA (license no. 19827)** - Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.

## *Administrative Actions*

### CEASE AND DESIST ORDERS—ISSUED

- ◆ **Fidelity Mortgage Services Group, Inc., Brunswick, GA (license no. 18492)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **First Coast Mortgage, LLC, Jacksonville, FL (license no. 21414)** – Cease and Desist Order issued May 29, 2008 became final on June 28, 2008.
- ◆ **Genesis Financial Services, Inc, Stockbridge, GA (license no. 12694)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Gold Key Mortgage, Inc., Jefferson, GA (license no. 18118)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Hall, Larry D., Atlanta, GA** – Cease and Desist Order issued May 27, 2008 became final on June 27, 2008.
- ◆ **Home Lending Corporation, Atlanta, GA (license no. 6633)** - Cease and Desist Order issued May 28, 2008 became final on June 30, 2008
- ◆ **Homebridge Financial Group, Inc., Duluth, GA (license no. 19493)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Homesense, Inc., Douglas, GA (license no. 22362)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Integrity Discount Mortgage, Inc., Oakland, FL (license no. 18603)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Jo & B Enterprises Corp. dba Global Mortgage & Financial Services, Smyrna, GA (license no. 16876)** – Cease and Desist Order issued May 15, 2008 became final on June 16, 2008.
- ◆ **Lender's Gate, LLC, Stone Mountain, GA (license no. 18853)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Lendia, Inc., Marlborough, MA** – Cease and Desist Order issued May 15, 2008 became final on June 15, 2008.
- ◆ **Leonard, Francis T., Temecula, CA** – Cease and Desist Order issued May 15, 2008 became final on June 5, 2008.
- ◆ **Lewis Royce C., III and Linda, dba Capital Mortgage Service, Lubbock, TX** – Cease and Desist Order issued May 23, 2008 became final on June 23, 2008.
- ◆ **Mahan, Maria, Decatur, GA** – Cease and Desist Order issued May 15, 2008 became final on June 15, 2008.
- ◆ **Miller Mortgage Group (The), Inc., McDonough, GA (license no. 20291)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Mortgage By Design, Inc., Smyrna, GA (license no. 19195)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.

## *Administrative Actions*

### CEASE AND DESIST ORDERS—ISSUED

- ◆ **Mortgage Central Corporation, Norcross, GA (license no. 20043)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Mortgage Lending & Investments, Inc., North Las Vegas, NV (license no. 21862)** – Cease and Desist Order issued May 12, 2008 became final on June 11, 2008.
- ◆ **North Metro Atlanta Mortgage, LLC, Tucker, GA (license no. 20839)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Nationwide Mortgage Lenders Corporation, Fort Lauderdale, FL (license no. 21795)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Nesbitt Financial Services, LLC, Kennesaw, GA (license no. 19369)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **New Equity Financial Corporation dba New Equity Mortgage, Louisville, KY (license no. 18148)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Newbold, Colin Emmette dba New Bold Home Loans & Investments, Lilburn, GA (license no. 22737)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Optimal, Inc. dba Optimal Mortgage, Columbus, GA (license 16082)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Par Two Investors, Inc. dba Heritage Home Center, Leesburg, GA (license no. 11733)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Park Avenue Mortgage, LLC, Hiram, GA (license no. 19547)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Principle Mortgages Corporation, Dacula, GA (license no. 22288)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **R&J Capital Group, LLC dba New Path Mortgage, Forest Hills, NY (license no. 21077)** – Cease and Desist Order issued May 1, 2008 became final June 1, 2008.
- ◆ **Red Door Mortgage, LLC, Atlanta, GA (license no. 22411)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Results Mortgage Services, LLC, Alpharetta, GA (license no.19420)** – Cease and Desist Order issued May 12, 2008 became final on June 11, 2008.
- ◆ **Resurgens Lending Group, Inc., Atlanta, GA (license no. 21060)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Sledge, Joe, dba First Choice, Cleveland, TN (license no. 17330)** – Cease and Desist Order issued May 2, 2008 became final on June 3, 2008.
- ◆ **Storehouse Mortgage, LLC, Stone Mountain, GA (license no. 18086)** – Cease and Desist Order issued March 11, 2008 became final on June 30, 2008.

## *Administrative Actions*

### CEASE AND DESIST ORDERS—ISSUED

- ◆ **Striker Lending, LLC, Atlanta, GA (license no. 22504)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Sunrise Mortgage Services, Inc., Atlanta, GA (license no. 18512)** – Cease and Desist Order issued May 29, 2008 became final on June 30, 2008.
- ◆ **Tagman Financial Services, Inc., Lilburn, GA (license no. 17475)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Trinity One Mortgage, Inc., Marietta, GA (license no. 19704)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Torres, Ana Puentes, Acworth, GA** – Cease and Desist Order issued May 27, 2008 became final on June 17, 2008.
- ◆ **United California Systems International, Inc. dba United International Mortgage & Investment Co., Los Angeles, CA (license no. 13817)** – Cease and Desist Order issued May 13, 2008 became final on June 12, 2008.
- ◆ **USA Liberty Mortgage, Inc., Smithtown, NY (license no. 20805)** – Cease and Desist Order issued May 13, 2008 became final on June 12, 2008.
- ◆ **Vesta Home Loans, Inc., Hollywood, FL** – Cease and Desist Order issued May 15, 2008 became final on June 15, 2008.
- ◆ **Victory Mortgage, Inc., Douglasville, GA (license no. 15686)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **Woodhouse, Jacquelyn, dba After 5 Mortgage Company, Columbus, GA (license no. 17059)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **WW Financial Services, Inc., Sandy Springs, GA (license no. 21164)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.
- ◆ **World Properties International Mortgage Direct, Glastonbury, CT** – Cease and Desist Order issued May 15, 2008 became final on June 15, 2008.
- ◆ **Wyndham Park Financial Services, Inc., Decatur, GA (license no. 13240)** – Cease and Desist Order issued May 28, 2008 became final on June 30, 2008.

## Administrative Actions

### CEASE AND DESIST ORDERS—LIFTED

- ◆ None

### FINAL CONSENT ORDERS ISSUED

- ◆ **Apex Lending, Inc., Clearwater, FL (license no. 14840)** – Consent Order issued on June 12, 2008 became final on June 12, 2008.

### SUPERIOR COURT INJUNCTIONS ISSUED

- ◆ None

## FINE INFORMATION

Information regarding fines assessed against a specific licensee, against whom there are no pending administrative actions, is available on an individual licensee basis by submitting a written request to the following e-mail address: [dbfmort@dbf.state.ga.us](mailto:dbfmort@dbf.state.ga.us)

#### FINE REASON

11 Licensees fined for Advertising Violations	3 Licensee fined for Background Check Violation
2 Licensees for Prohibited Acts	3 Licensees fined for Books & Records
3 Licensees fined for Loan Files Not Properly Maintained	1 Licensee fined for Change in Mgmt w/o Approval
1 Licensee fined for Doing Business w/ Unlicensed Entity	11 Licensees fined Continuing Education Data File Late
4 Licensees fined for Unapproved Branch	2 Licensees fined for GAFLA violations
6 Licensees fined for Unapproved Branch Manager	1 Licensee fined for Relocation of Office w/o notice

**LICENSEES/REGISTRANTS REVOKED, EXPIRED, SURRENDERED, WITHDRAWN OR DENIED  
IN JUNE 2008**

ID#	NAME	CODE	REVOKED	EXPIRED	SURRENDERED	WITHDRAWN	DENIED
5860	COTTON STATE MTG INC	LD				06-09-2008	
5924	JEFFERSON MTG SVCS INC	BD				06-24-2008	
6389	INTL MTG BROKERS CO	BD				06-04-2008	
6526	BROOKWOOD MTG FUNDING COR	BD		06-30-2008			
6565	OPTION ONE MTG CORP	LD				06-03-2008	
6633	HOME LENDING CORP	BD		06-30-2008			
7108	EQUITY EXPRESS INC	BD				06-30-2008	
7227	BEAR STEARNS RES MTG CORP	LD				06-05-2008	
11523	CMA MTG INC	LD				06-05-2008	
11733	PAR TWO INVESTORS INC	BD		06-30-2008			
12373	TRINITY PK MTG INC	BD				06-03-2008	
12435	SUCCESS FINL SVCS INC	LD				06-19-2008	
12694	GENESIS FINL SVCS INC	BD		06-30-2008			
12744	COMER, DARWYN S	BD		06-30-2008			
13240	WYNDHAM PK FINL SVCS INC	BD				06-10-2008	
13309	PARAMOUNT MTG SVCS INC	LD				06-16-2008	
13817	UNITED CA SYS INTL INC	LD		06-12-2008			
14779	EVERGREEN MTG CORP	BD		06-30-2008			
15581	BOND STREET MTG LLC	BD		06-30-2008			
15643	CAP LENDING INC	BD		06-30-2008			
15686	VICTORY MTG INC	BD		06-30-2008			
16037	EQUITABLE CONSULTING INC	BD		06-30-2008			
16082	OPTIMAL INC	BD		06-30-2008			
16304	NETHERY, BUDDY F	BD				06-30-2008	
16575	C&S MTG SVCS INC	BD				06-27-2008	
16613	PRIMEQUITY LLC	LD				06-30-2008	
16815	P&B MTG ASSOC INC	BD				06-19-2008	
16876	JO & B ENTERPRISES CORP	BD		06-16-2008			
17051	FAMILY AMER MTG CORP	BD				06-03-2008	
17059	WOODHOUSE, JACQUELYN	BD		06-30-2008			
17076	STOCKTON TURNER LLC	LD				06-30-2008	
17096	SALEM MTG CORP	LD				06-13-2008	
17330	SLEDGE, JOE	BD		06-03-2008			
17475	TAGMA FINL SVCS INC	BD		06-30-2008			
17911	ONE CALL MTG INC	BD				06-30-2008	
18086	STOREHOUSE MTG LLC	BD		06-30-2008			
18118	GOLD KEY MTG INC	BD		06-30-2008			
18119	SOUTHERN INV MTG CORP	BD				06-30-2008	
18148	NEW EQUITY FINL CORP	LD		06-30-2008			
18197	TOWER MTG & FINL SVCS COR	LD				06-11-2008	
18248	THECOMPANY INC	BD		06-30-2008			

**LICENSEES/REGISTRANTS REVOKED, EXPIRED, SURRENDERED, WITHDRAWN OR DENIED  
IN JUNE 2008**

ID#	NAME	CODE	REVOKED	EXPIRED	SURRENDERED	WITHDRAWN	DENIED
18405	CARTER, SANFORD L	BD		06-12-2008			
18492	FIDELITY MTG SVCS GRP INC	BD		06-30-2008			
18512	SUNRISE MTG SVCS INC	BD		06-30-2008			
18575	PROCESS NETWORK INC	PD				06-03-2008	
18603	INTEGRITY DISCOUNT MTG IN	BD		06-30-2008			
18690	BENEFIT MTG CO	PD		06-30-2008			
18765	BEACON MTG FINL SVCS INC	BD		06-30-2008			
18834	AMLAN INC	BD		06-21-2008			
18853	LENDERS GATE LLC	BD		06-30-2008			
18954	PRIVATE LENDING GRP INC	BD				06-25-2008	
19033	MACQUARIE MTGS USA INC	LD				06-23-2008	
19081	CROSSWAY MTG GRP	BD				06-30-2008	
19195	MTG BY DESIGN INC	BD		06-30-2008			
19367	ATLANTIC EQUITY MTG SVCS	BD		06-30-2008			
19369	NESBITT FINL SVCS LLC	BD		06-30-2008			
19420	RESULTS MTG SVCS LLC	BD		06-11-2008			
19493	HOMEBRIDGE FINL GRP INC	BD		06-30-2008			
19547	PARK AVE MTG LLC	BD		06-30-2008			
19584	ASSURED LENDING CORP	LD				06-26-2008	
19704	TRINITY ONE MTG INC	BD		06-30-2008			
19770	CONTINENTAL MTG CORP	BD		06-30-2008			
19827	EXECUTIVE MTG GRP INC	BD		06-30-2008			
19915	ECHELON HM LOAN INC	BD		06-30-2008			
19948	SOUTHERN MTG BROKERS ASSN	BD				06-17-2008	
20001	DUKE MTG	BD		06-30-2008			
20043	MTG CENTRAL CORP	BD		06-30-2008			
20188	CUMBERLAND MTG BROKERS	BD				06-30-2008	
20259	AMER LENDING GRP INC	LD		06-12-2008			
20277	EQUITABLE FUNDING GRP	BD		06-30-2008			
20278	AFSTAR MTG LLC	BD		06-30-2008			
20291	MILLER MTG GRP INC	BD		06-30-2008			
20299	NEW WORLD MTG INC	LD	06-05-2008				
20465	OLD COMMONWEALTH MTG LLC	BD				06-16-2008	
20473	ALLEGIANCE MTG INC	BD				06-27-2008	
20523	EASY MONEY LENDING INC	BD		06-30-2008			
20731	ABBY MTG & FINL CORP	BD		06-30-2008			
20742	ALLGOOD FINL GRP LLC					06-27-2008	
20805	USA LIBERTY MTG INC			06-12-2008			

**LICENSEES/REGISTRANTS REVOKED, EXPIRED, SURRENDERED, WITHDRAWN OR DENIED  
IN JUNE 2008**

ID#	NAME	CODE	REVOKED	EXPIRED	SURRENDERED	WITHDRAWN	DENIED
20809	DREAM HM FUNDING INC	BD				06-26-2008	
20839	N METRO ATL MTG LLC	BD		06-30-2008			
20908	AMERICOR LENDING GRP INC	LD		06-30-2008			
20992	FREE HM MTG INC	BD				06-30-2008	
21000	MTG HUNTERS LLC	BD				06-11-2008	
21060	RESURGENS LENDING GRP INC	BD		06-30-2008			
21077	R&J CAP GRP	BD		06-01-2008			
21164	WW FINL SVCS INC	BD		06-30-2008			
21178	N AMER HM FUNDING INC	BD	06-05-2008				
21414	1ST COAST MTG LLC	BD		06-28-2008			
21490	OPTIONS MTG SVCS LLC	BD				06-16-2008	
21556	LIFELINE FINL SVCS INC	LD				06-04-2008	
21576	MTG ETC LLC	BD				06-03-2008	
21648	CLAIRMONT FUNDINGS LLC	BD				06-27-2008	
21732	LENDING GRP LLC	BD				06-05-2008	
21783	AMER STANDARD HM LOANS LL	BD				06-05-2008	
21795	NATIONWIDE MTG LENDERS CO	BD		06-30-2008			
21856	BUTLER, BARBARA	BD		06-16-2008			
21861	AFFORDABLE HM MTG INC	BD		06-30-2008			
21862	MTG LENDING & INVESTMENTS	LD		06-11-2008			
21921	MBA FINL ASSOC INC	BD				06-30-2008	
21937	SUPERIOR MTG CORP (VA)	BD				06-12-2008	
21958	CAP CITY MTG INC (CA)	BD		06-11-2008			
22072	1ST RELIANCE HM LOANS	BD				06-30-2008	
22110	5 STARS HM LOAN LLC	BD				06-30-2008	
22233	DOMINION INC	BD		06-30-2008			
22288	PRINCIPLE MTGS CORP	BD		06-30-2008			
22362	HOMESENSE INC	BD		06-30-2008			
22383	DFS LENDING LLC	BD				06-10-2008	
22405	ALL IN ONE MTG/BROKER SVC	BD		06-30-2008			
22411	RED DOOR MTG LLC	BD		06-30-2008			
22493	GLOBAL MTG LLC	BD				06-04-2008	
22504	STRIKER LENDING LLC	BD		06-30-2008			
22642	ALAM, SYED Q	BD		06-30-2008			
22672	EDGEWATER FINL GRP LLC	BD				06-03-2008	
22691	AMER ONE MTG CORP	BD		06-04-2008			
22705	EASY CHOICE FINL INC	BD				06-30-2008	
22737	NEWBOLD, COLIN EMMETTE	BD		06-30-2008			

**TOTAL: 117**

**LICENSEES/REGISTRANTS APPROVED OR REINSTATED IN JUNE 2008**

ID#	COMPANY NAME	CITY	ST	MB CD	ORIGINAL APPROVAL	RENEWAL	REIN- STATED
23363	Win Financial Corp.	Sacramento	CA	B	06-06-2008	06-06-2008	
23385	One Mortgage Network, LLC	San Diego	CA	L	06-06-2008	06-06-2008	
23403	Royal United Mortgage, LLC	Indianapolis	IN	L	06-06-2008	06-06-2008	
23418	The Home Loan Consulting Group, Inc.	Louisville	KY	B	06-06-2008	06-06-2008	
23428	Mortgage of America Lenders, LLC	Marietta	GA	B	06-06-2008	06-06-2008	
23383	Dennis Floyd Dean	Bremen	GA	B	06-13-2008	06-13-2008	
23401	StoneWater Mortgage Corporation	Tucson	AZ	L	06-13-2008	06-13-2008	
23404	Empire Mortgage and Financial Group, LLC	Dacula	GA	B	06-13-2008	06-13-2008	
23411	Virgin Money USA, Inc.	Waltham	MA	L	06-13-2008	06-13-2008	
23441	Fortes Financial, Inc.	Laguna Hills	CA	L	06-13-2008	06-13-2008	
23442	Senior Mortgage Services, LLC	Ellijay	GA	B	06-13-2008	06-13-2008	
23443	Jennifer Margaret Sears	Augusta	GA	B	06-13-2008	06-13-2008	
22873	GenEquity Mortgage, Inc.	Irving	TX	L	06-20-2008	06-20-2008	
23395	Serge Wandji	Riverdale	GA	B	06-20-2008	06-20-2008	
23417	Jong Sook Han	Doraville	GA	L	06-20-2008	06-20-2008	
23444	Dan Edward Booth	Ray City	GA	B	06-20-2008	06-20-2008	
23463	Lady MacBeth of Georgia, LLC	Saint Simons Island	GA	B	06-20-2008	06-20-2008	
15188	Susan Faith Pruitt +	Dahlonega	GA	B	12-03-1999	06-27-2008	
23378	Mortgage Financial Group Corp.	South Jordan	UT	B	06-27-2008	06-27-2008	
23399	Tripoint Mortgage Group, Inc.	San Diego	CA	B	06-27-2008	06-27-2008	
23400	Indigo Financial Group, Inc.	Lansing	MI	L	06-27-2008	06-27-2008	
23410	Carol Leticelia Jones	Duluth	GA	B	06-27-2008	06-27-2008	
23436	Shadowband Systems, Inc.	Loganville	GA	L	06-27-2008	06-27-2008	
23439	Extreme Mortgage Consultants Group, LLC	Atlanta	GA	B	06-27-2008	06-27-2008	
23456	BestRate Mortgage, LLC	Jacksonville	FL	B	06-27-2008	06-27-2008	
23461	Good Faith Financial, Inc.	Stockbridge	GA	B	06-27-2008	06-27-2008	
23468	Fairchild Mortgage, LLC	Atlanta	GA	B	06-27-2008	06-27-2008	
22018	Kara Eve Garcia	Duluth	GA	B	01-12-2007	06-06-2008	06-06-2008

**TOTAL: 28**



## DBF's Customer Service Stars for the Month of March

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

**Irene Harper, Applications Analyst (NDFI-Main Office):** The Department received comments regarding Irene from two different customers. One customer stated: "Dear Mrs. Harper, I just received my license and I wanted to thank you for all of your assistance in the application review and analysis process. When my fingerprint cards wouldn't scan, you let me know immediately and provided new cards in a very timely manner. Your personal attention to my application, your knowledge and your ability to answer my questions are all very much appreciated." Another customer stated: "Mrs. Harper, I want to say thank you for all your help. I really appreciate your excellent service. I will always remember your help. You really made the process a pleasure. This wonderful experience will go a long way with me."

*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, lenders, and processors, 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.*

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



**FASTER. FRIENDLIER. EASIER.**



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[dbf.georgia.gov](http://dbf.georgia.gov)

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

License Status Indicators		(MB CD) - Mortgage License Codes	
*	<b>Upgrade Broker to Lender</b>	B	Broker
+	<b>Downgrade Lender to Broker</b>	L	Lender
#	<b>Upgrade Lender to Registrant</b>	P	Processor
•	<b>Downgrade Registrant to Lender</b>	R	Registrant



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

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