

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

EXCLUSIVE METRO MORTGAGE, LLC *

Petitioner, *

v. *

GEORGIA DEPARTMENT OF BANKING AND FINANCE, *

Respondent. *

FRANK A. THRIFT, *

Petitioner, *

v. *

Docket No. DBF-07-019

GEORGIA DEPARTMENT OF BANKING AND FINANCE, *

Respondent. *

AARON MICHAEL WISE, *

Petitioner, *

v. *

GEORGIA DEPARTMENT OF BANKING AND FINANCE, *

Respondent. *

CONSENT ORDER

On July 18, 2007, the Georgia Department of Banking and Finance (“Department”) issued a proposed Notice of Intent to Revoke Annual License to Exclusive Metro Mortgage, LLC (“Exclusive Metro Mortgage”), mortgage broker’s

license number 16141, for employing a felon in violation of O.C.G.A. § 7-1-1004(d) and failing to properly maintain a mortgage loan transaction journal in violation of Department Rule 80-11-2-.03.

On this same day, the Department issued a proposed Order to Cease and Desist to Frank A. Thrift, co-owner of Exclusive Metro Mortgage, for employing a felon in violation of O.C.G.A. § 7-1-1004(d) and failing to properly maintain a mortgage loan transaction journal in violation of Department Rule 80-11-2-.03.

On August 3, 2007, the Department issued a proposed Order to Cease and Desist to Aaron Michael Wise, co-owner of Exclusive Metro Mortgage, for employing a felon in violation of O.C.G.A. § 7-1-1004(d) and failing to properly maintain a mortgage loan transaction journal in violation of Department Rule 80-11-2-.03.

On July 24, 2007, hearings were requested to appeal the proposed Notice of Intent to Revoke Annual License issued to Exclusive Metro Mortgage and the proposed Order to Cease and Desist issued to Frank A. Thrift. On August 3, 2007, a request to appeal the proposed Order to Cease and Desist that was issued to Aaron Michael Wise was received by the Department.

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

It is hereby ORDERED as follows:

1. Exclusive Metro Mortgage withdraws its request for a hearing regarding the Notice of Intent to Revoke Annual License issued by the Department on July 18, 2007. Exclusive Metro Mortgage's withdrawal of its hearing request will result in the revocation of Exclusive Metro Mortgage's Georgia mortgage broker's license. The

revocation of the mortgage broker's license of Exclusive Metro Mortgage shall be final upon entry of this Consent Order, provided that such revocation shall not be deemed to preclude the authority of Exclusive Metro Mortgage to conduct the activities specifically authorized by this Consent Order in Paragraph 2 below. The revocation of the mortgage broker's license of Exclusive Metro Mortgage will be published by the Department. Exclusive Metro Mortgage will never apply to the Department for another mortgage broker's license and will never file an application with the Department seeking a mortgage lender's license.

2. Exclusive Metro Mortgage will not accept any new loan applications after 5:00 p.m. on September 14, 2007, and will cease all of its remaining Georgia residential mortgage broker activities by no later than October 29, 2007. For purposes of this Consent Order, remaining mortgage broker activities means obtaining funding for the Georgia residential loan applications received by Exclusive Metro Mortgage through 5:00 p.m. on September 14, 2007 ("Pending Applications"). If requested by Exclusive Metro Mortgage or a lender that may fund a Pending Application, the Department will confirm that Exclusive Metro Mortgage is authorized to process and close Pending Applications through October 29, 2007. In the event Exclusive Metro Mortgage has not obtained funding for a Pending Application on or before October 29, 2007, then Exclusive Metro Mortgage must cease all work on the Pending Application and provide the consumer's file to another broker or lender at the request of that consumer. If any consumers have remitted funds to Exclusive Metro Mortgage on Pending Applications, then Exclusive Metro Mortgage must refund all funds paid by consumers or have the new broker or lender who takes the consumers' loans give the consumers credit for their payments. During the time that it is processing its Pending Applications, Exclusive Metro Mortgage

shall work cooperatively with all employees in its Georgia offices to facilitate the processing of borrowers' loans. Upon completion of all of the remaining mortgage broker activities, but no later than October 29, 2007, Exclusive Metro Mortgage's co-owners, Frank A. Thrift and Aaron Michael Wise, shall provide a written sworn statement to the Department indicating that Exclusive Metro Mortgage has concluded all of its residential mortgage activities in Georgia.

3. Exclusive Metro Mortgage shall resolve in a professional manner all complaints that may be made with respect to any residential mortgage loans that it has handled in Georgia. In the event that any such complaint is received, Exclusive Metro Mortgage shall notify the Department in writing of the nature of the complaint within 30 days after it is initially made. Thereafter, Exclusive Metro Mortgage shall provide written notification to the Department of the disposition of each complaint within 60 days after its initial receipt.

4. For 3 years from the date of entry of this Consent Order, Frank A. Thrift shall only engage in Georgia residential mortgage activities in the capacity as a W-2 employee for a Georgia mortgage broker or Georgia mortgage lender. If Mr. Thrift works as a W-2 employee for a Georgia mortgage broker or Georgia mortgage lender during this 3-year period, he must inform the Department in writing of the name and address of his employer within 7 days of starting 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

5. Frank A. Thrift is prohibited from directing the affairs of a Georgia mortgage broker or Georgia mortgage lender or from acting as a director, officer, partner, equitable

owner, or any other equivalent role for a Georgia mortgage broker or Georgia mortgage lender during the 3-year period that this Consent Order is in effect. Further, Mr. Thrift is prohibited from acting as a branch manager of a Georgia mortgage broker or Georgia mortgage lender during this 3-year period.

6. The restrictions on employment set forth in Paragraphs 4 and 5 of this Consent Order shall not be construed to prohibit Frank A. Thrift from working for a mortgage broker or mortgage lender that is not required to be licensed by the Department, including a bank.

7. Frank A. Thrift is prohibited from applying for a Georgia mortgage broker's or Georgia mortgage lender's license, either in his 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 Consent Order.

8. Frank A. Thrift withdraws the request for a hearing that was filed by his attorney on his behalf on July 24, 2007, after receiving the proposed Order to Cease and Desist.

9. The Department shall withdraw the proposed Order to Cease and Desist issued to Frank A. Thrift after the entry of this Consent Order.

10. For 3 years from the date of entry of this Consent Order, Aaron Michael Wise shall only engage in Georgia residential mortgage activities in the capacity as a W-2 employee for a Georgia mortgage broker or Georgia mortgage lender. If Mr. Wise works as a W-2 employee for a Georgia mortgage broker or Georgia mortgage lender during this 3-year period, he must inform the Department in writing of the name and address of his employer within 7 days of starting 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

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

12. The restrictions on employment set forth in Paragraphs 10 and 11 of this Consent Order shall not be construed to prohibit Aaron Michael Wise from working for a mortgage broker or mortgage lender that is not required to be licensed by the Department, including a bank.

13. Aaron Michael Wise is prohibited from applying for a Georgia mortgage broker's or Georgia mortgage lender's license, either in his 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 Consent Order.

14. Aaron Michael Wise withdraws the request for a hearing that was filed by his attorney on his behalf on August 3, 2007, after the proposed Order to Cease and Desist was issued.

15. The Department shall withdraw the proposed Order to Cease and Desist issued to Aaron Michael Wise after the entry of this Consent Order.

16. Exclusive Metro Mortgage shall pay a fine in the amount of \$8,000.00 to the Department in full and final satisfaction of any and all monetary claims that have or could have been brought by the Department in connection with the violations on which

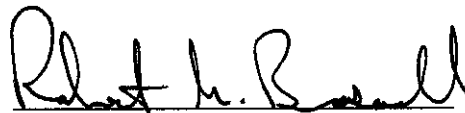
the Notice of Intent to Revoke Annual License dated July 18, 2007, are based. This fine shall be paid in certified funds and shall be remitted contemporaneously with the entry of this Consent Order.

17. The entry of this Consent Order will resolve the pending Notice of Intent to Revoke Annual License issued to Exclusive Metro Mortgage and pending Orders to Cease and Desist issued to Frank A. Thrift and Aaron Michael Wise.

18. 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).

19. 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.

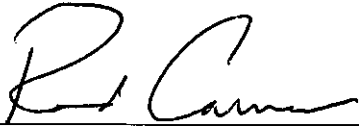
SO ORDERED, this 19th day of September 2007.



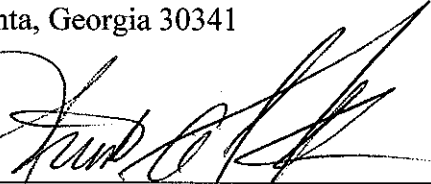
ROBERT BRASWELL
Commissioner
Georgia Department of Banking and Finance

(Signatures Continued on the Next Page.)

Consented to by:



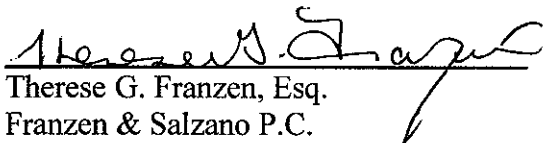
Rod Carnes
Deputy Commissioner
Department of Banking and Finance
2990 Brandywine Road, Suite 200
Atlanta, Georgia 30341



Frank A. Thrift
Exclusive Metro Mortgage, LLC
1775 The Exchange, Suite 540
Atlanta, Georgia 30339
Individually and in his capacity as co-owner of
Exclusive Metro Mortgage, LLC



Aaron Michael Wise
Exclusive Metro Mortgage, LLC
1775 The Exchange, Suite 540
Atlanta, Georgia 30339
Individually and in his capacity as co-owner of
Exclusive Metro Mortgage, LLC



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Attorney for Exclusive Metro Mortgage, LLC,
Frank A. Thrift and Aaron Michael Wise