

**BEFORE THE OFFICE OF STATE ADMINISTRATIVE HEARINGS
STATE OF GEORGIA**

ONE WORLD MORTGAGE
CORPORATION,

Petitioner,

v.

GEORGIA DEPARTMENT OF
BANKING AND FINANCE,

Respondent.

ALEX J. CAMPOS,

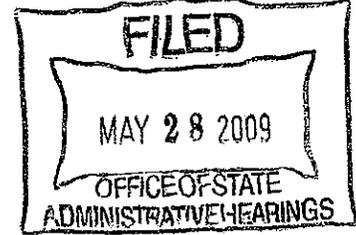
Petitioner,

v.

GEORGIA DEPARTMENT OF
BANKING AND FINANCE,

Respondent.

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* Docket Number:
* OSAH-DBF-MBL-0918481-67-Gatto
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CONSENT ORDER

On December 19, 2007, the Department of Banking and Finance (“Department”) issued a Notice of Intent to Revoke Annual License to One World Mortgage Corp. (“One World”) and an Order to Cease and Desist to Alex J. Campos, president of One World, for alleged violations of O.C.G.A. §§ 7-1-1002 and 7-1-1013 as well as Rule and Regulation 80-11-2-.03. On December 21, 2007, a hearing was timely requested to appeal the Notice of Intent to Revoke Annual License issued to One World and the Order to Cease and Desist issued to Alex Campos. The Department forwarded the hearing

requests in these matters to the Office of State Administrative Hearings (“OSAH”). After referring these matters to OSAH, an Order was entered consolidating these two matters.

On January 16, 2009, the Department filed a Motion for Summary Determination in the proceeding against One World and also filed a Motion for Summary Determination in the proceeding against Alex Campos. One World and Alex Campos filed a Response to the Motion for Summary Determination. By Order dated March 18, 2009, OSAH denied the Department’s Motions for Summary Determination.

The parties have discussed a settlement of the issues raised by the proposed Notice of Intent to Revoke Annual License issued to One World and the proposed Order to Cease and Desist issued to Alex Campos and have agreed to a resolution of those matters in their entirety. By entering into this Consent Order, One World and Alex Campos do not admit nor deny the allegations set forth in the Notice of Intent to Revoke Annual License (“Notice”) or the Order to Cease and Desist (“Order”).

It is hereby ORDERED as follows:

1. One World and Alex Campos will strictly comply with the terms of this Consent Order, the Georgia Fair Lending Act, O.C.G.A. § 7-6A-1 et seq., the Georgia Residential Mortgage Act, O.C.G.A. 7-1-1000 et seq., as well as the rules and regulations enacted pursuant thereto.

2. One World shall immediately implement measures to ensure that its business operations and employees are subject to an appropriate level of supervision at all times by a qualified individual other than Alex Campos. One World shall hire and/or designate a qualified employee responsible for supervision of One World’s operations and employees as the Chief Operations Officer (hereinafter “COO”). One World shall hire and/or

designate a COO responsible for supervision that has at least two (2) years previous experience in managing a mortgage broker or lender licensed by the Department or equivalent state agency if the mortgage broker or lender was located outside the State of Georgia. As set forth in O.C.G.A. § 7-1-1006 and Rule and Regulation 80-11-1-.04, One World shall submit a change in management application to the Department within fifteen (15) days of hiring or designating the COO. In the event One World hires and/or designates multiple COOs within five (5) years of the entry of this Consent Order, then One World shall submit a change in management application, as set forth in O.C.G.A. § 7-1-1006 and Rule and Regulation 80-11-1-.04, for each COO that it hires and/or designates. For the purposes of this Consent Order, "supervision" shall mean the daily management and oversight of operations and employees by the COO that is reasonably designed to result in compliance with the Georgia Residential Mortgage Act, the Georgia Fair Lending Act, and the rules and regulations of the Department, by directors, officers, partners, branch managers, agents, employees, and equitable owners of One World.

3. Alex Campos will not engage in any supervision of One World for five (5) years from the date of the entry of this Order.

4. Within twenty (20) days of the entry of this Consent Order, One World will submit a written plan to the Department, subject to review by the Department, showing how its COO will carry out his supervision responsibilities. In the event the written plan is not acceptable to the Department, One World will submit a revised written plan addressing the Department's stated concerns within fifteen (15) days of receipt of notification from the Department regarding its concerns, which process shall continue

until One World submits a written plan which fully addresses the Department's reasonable concerns.

5. Within twenty (20) days of the entry of this Consent Order, One World will submit its written policies and procedures to the Department, subject to review by the Department, regarding hiring employees, the terms and conditions of employment with One World, and for obtaining and retaining employee information. In the event the written policies and procedures are not acceptable to the Department, One World will submit revised written policies and procedures addressing the Department's stated concerns within fifteen (15) days of receipt of notification from the Department regarding its concerns, which process shall continue until One World submits written policies and procedures which fully address the Department's reasonable concerns.

6. One World shall adopt best practices for Quality Control and Fraud Prevention and Detection. For purposes of this Consent Order, "Quality Control" shall mean a system for ensuring the maintenance of proper loan origination and processing standards, especially by periodic, random inspection, including, but not limited to:

- a. The COO shall personally oversee and supervise loans originated and/or processed for employees and any borrowers related to a current employee.
- b. The COO shall review One World's mortgage loan transaction journal on at least a monthly basis to maintain personal knowledge of new and pending transactions.
- c. The COO or his designee shall perform a monthly quality control review of a minimum of twenty-five percent (25%) of all Georgia

residential loans originated or closed within the month. All multiple borrower transactions shall be reviewed and tracked until final disposition.

d. One World shall establish and implement an employee training program, the terms of which shall be submitted to the Department for its review, that provides instruction on understanding common mortgage fraud schemes; recognizing red flags; the appraisal regulation; the real estate lending standards regulation; appraisal techniques; proper closing procedures; and, performing proper verifications of employment, rent, and deposit within ninety (90) days of the entry of this Consent Order. In the event the written training program is not acceptable to the Department, One World will submit a revised written training program addressing the Department's stated concerns within fifteen (15) days of receipt of notification from the Department regarding its concerns, which process shall continue until One World submits a written training program which fully addresses the Department's reasonable concerns.

e. One World shall establish and implement a pre-funding fraud detection program, the terms of which shall be submitted to the Department for its review, that involves the random review of greater than twenty-five percent (25%) of loan files prior to funding to determine if any indications of mortgage fraud and/or violations of O.C.G.A. § 7-1-1013 are present within ninety (90) days of the entry of this Consent Order. In the event any indications of mortgage fraud and/or violations of O.C.G.A. § 7-1-1013 are present, then One World will not proceed with obtaining

funding for the mortgage loan until it has determined that fraud and or a violation of O.C.G.A. § 7-1-1013 is not present. In the event the written fraud detection program is not acceptable to the Department, One World will submit a revised written fraud detection program addressing the Department's concerns within fifteen (15) days of receipt of notification from the Department regarding its concerns, which process shall continue until One World submits a written fraud detection program which fully addresses the Department's stated concerns.

7. One World shall maintain a complete and current journal of Georgia residential mortgage loan transactions that shall comply with Department Rule 80-11-2-.03 and include, at a minimum, the following information:

- a. full names of borrowers and co-borrowers;
- b. social security numbers of borrowers and co-borrowers;
- c. application dates;
- d. names of loan officers responsible for loan applications, at any time, whose names also appear on the applications; and,
- e. dispositions of the applications and the disposition dates.

One World shall enter the above information in the mortgage loan transaction journal within seven (7) business days from the date of the occurrence of the event required to be recorded.

8. All individuals that originate mortgage loans for One World, including, but not limited to, all current directors, officers, partners, branch managers, agents, employees, and equitable owners shall attend in-person and successfully complete at least 4 hours of

continuing mortgage education from a Department approved provider on the subject matter of fraud within 180 days of the entry of this Consent Order. One World shall cause to be submitted to the Department a copy of a certificate issued by the education provider(s) documenting the successful completion of this requirement by all individuals that originate mortgage loans for One World, which subsequently may be verified by the Department. All individuals that originate mortgage loans and become affiliated with One World within five (5) years after the entry of this Consent Order, including, but not limited to, directors, officers, partners, branch managers, agents, employees, and equitable owners shall attend in-person and successfully complete at least 4 hours of continuing mortgage education from a Department approved provider on the subject matter of fraud within thirty (30) days of their affiliation with One World. One World shall retain a copy of the certificate issued by the education provider(s) documenting the successful completion of this requirement by all individuals that originate mortgage loans for One World and are retained after the entry of this Consent Order and make such certificates available to the Department within forty-eight (48) hours of any request by the Department.

9. Alex Campos will not direct the affairs of a Georgia mortgage broker or Georgia mortgage lender or act as a director, officer, partner, branch manager, agent, employee, equitable owner, or any other equivalent role for a Georgia mortgage broker or Georgia mortgage lender, except for any activity at One World not prohibited by the terms of this Consent Order, for five (5) years from the date of the entry of this Order. However, Mr. Campos may remain as CEO and President of One World but he will not

engage in any supervision of One World. Rather pursuant to this paragraph and paragraphs 2-5 of this Agreement, the COO will handle such duties.

10. Alex Campos will not apply 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, except for any renewal application he may submit on behalf of One World, for five (5) years from the date of entry of this Consent Order.

11. One World shall pay a fine in the amount of \$9,500.00 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 alleged violations on which the proposed Notice of Intent to Revoke Annual License dated December 19, 2007, are based. These monies shall be paid in certified funds, be made payable to the Department, and shall be remitted to the Department contemporaneously with the execution of this Consent Order.

12. One World shall immediately file its Semiannual Statement of Per Loan Fees for the period of July 1, 2008 through December 31, 2008. In addition, One World shall pay an additional \$1,000.00 to the Department for the late filing of its Semiannual Statement of Per Loan Fees for the period of July 1, 2008 through December 31, 2008 as well as remit any outstanding \$6.50 fees for the period of July 1, 2008 through December 31, 2008. The \$1,000.00 along with the outstanding \$6.50 fees, if any, shall be paid in certified funds, be made payable to the Department, and shall be remitted to the Department contemporaneously with the execution of this Consent Order.

13. One World shall contribute \$2,000.00 to the State Regulatory Registry, LLC, a wholly-owned subsidiary of the Conference of State Bank Supervisors ("CSBS") to support the Nationwide Licensing System, jointly sponsored by CSBS and the American Association of Residential Mortgage Regulators. This contribution shall be paid in certified funds, be made payable to the State Regulatory Registry, LLC, and shall be remitted to the Department contemporaneously with the execution of this Consent Order.

14. One World withdraws the request for a hearing that was filed by its attorney on its behalf on or about December 21, 2007, after receiving the proposed Notice of Intent to Revoke Annual License.

15. The Department shall withdraw the proposed Notice of Intent to Revoke Annual License issued to One World after the entry of this Consent Order.

16. Alex Campos withdraws the request for a hearing that was filed by his attorney on his behalf on or about December 21, 2007, after receiving the proposed Order to Cease and Desist.

17. The Department shall withdraw the proposed Order to Cease and Desist issued to Alex Campos after the entry of this Consent Order.

18. The entry of this Consent Order resolves the pending Notice of Intent to Revoke Annual License issued to One World and the pending Order to Cease and Desist issued to Alex Campos.

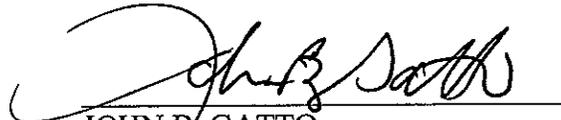
19. In the event any terms of this Consent Order are violated, the Department may initiate administrative proceedings against One World and Mr. Campos. If the Department initiates an administrative proceeding, then violation of this Consent Order,

if established by the Department, shall be available for consideration as grounds to support the Department's administrative action.

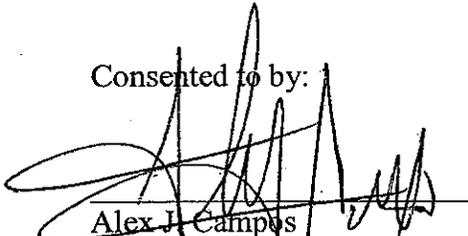
20. The terms of this Consent Order may be enforced by the Department pursuant to O.C.G.A. §§ 7-1-1017(g) and 7-1-1018(b).

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

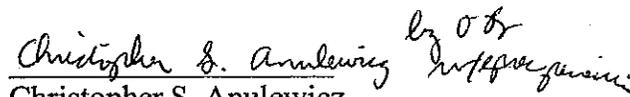
SO ORDERED, this 28th day of May, 2009.

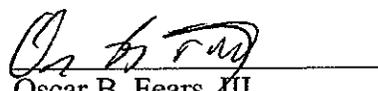

JOHN B. GATTO
Administrative Law Judge

Consented to by:


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Individually and as President
of One World Mortgage Corp.


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