

(6), and failing to properly maintain a mortgage loan transaction journal in violation of Department Rule 80-11-2-.03.

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

Accordingly, it is hereby ORDERED as follows:

1. The revocation of First-Rate Mortgage Inc.'s mortgage broker's license shall be final upon entry of this Consent Order. Upon entry of this Consent Order, First-Rate Mortgage Inc. is prohibited from engaging in any further activity governed by the Georgia Residential Mortgage Act, O.C.G.A. § 7-1-1000 *et seq.* The revocation of First-Rate Mortgage Inc.'s mortgage license will be published by the Department. First-Rate Mortgage Inc. will never apply for another mortgage broker's license with the Department, and First-Rate Mortgage Inc. will never submit an application for a mortgage lender's license to the Department.

2. Subject to all applicable mortgage loan originator laws and rules, Steven Post will only be affiliated with a mortgage broker or mortgage lender as a W-2 employee for five (5) years from the date of entry of this Consent Order, irrespective of whether the broker or lender is exempt from the licensing requirements of the Georgia Residential Mortgage Act. If Steven Post works as a W-2 employee for a mortgage broker or mortgage lender during this five (5) year period, he must inform the Department in writing of the name and address of his employer within seven (7) days of starting his employment. The written notification shall be mailed to:

Georgia Department of Banking and Finance
Attn: Director of Mortgage Supervision
2990 Brandywine Road, Suite 200
Atlanta, Georgia 30341

3. Steven Post 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 mortgage broker or mortgage lender for a five (5) year period. Further, Steven Post is prohibited from acting as a branch manager of a Georgia mortgage broker or Georgia mortgage lender during this five (5) year period.

4. Steven Post 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 five (5) years from the date of entry of this Consent Order.

5. Within sixty (60) days of the entry of this Consent Order, Steven Post shall complete four (4) hours of Department approved Georgia education in coursework that addresses mortgage ethics and mortgage fraud. Steven Post shall cause to be submitted to the Department a copy of the certificate(s) issued by the education provider(s) documenting his successful completion of this requirement, which subsequently may be verified by the Department. None of the four (4) hours of education obtained by Steven Post pursuant to this Consent Order shall qualify to be applied towards the Department's 2010 mortgage loan originator continuing education requirement.

6. The Department shall withdraw the proposed Order to Cease and Desist issued to Steven Post following the entry of this Consent Order.

7. The entry of this Consent Order will resolve the administrative actions pending against First-Rate Mortgage Inc. and Steven Post that were identified by the Department in its Notice of Intent to Revoke Annual License and the proposed Order to Cease and Desist.

8. The terms of this Consent Order may be enforced by the Department in accordance with state law, including, but not limited to, O.C.G.A. §§ 7-1-1017(g) and 7-1-1018(b).

9. 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 AND ENTERED, this 23rd day of November 2009.



ROBERT BRASWELL

Commissioner

Georgia Department of Banking and Finance

Consented to by:



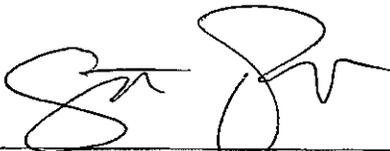
Rod Carnes

Deputy Commissioner

Georgia Department of Banking and Finance

2990 Brandywine Road, Suite 200

Atlanta, Georgia 30341



Steven Post, President

First-Rate Mortgage Inc.

2377 Terrell Drive

Atlanta, Georgia 30341

Individually and in his capacity as president of
First-Rate Mortgage Inc.