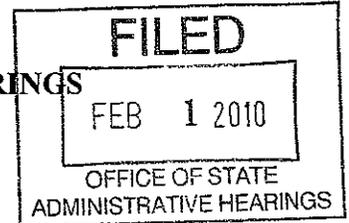


BEFORE THE OFFICE OF STATE ADMINISTRATIVE HEARINGS  
STATE OF GEORGIA



RYLAND MORTGAGE COMPANY,

Petitioner,

v.

GEORGIA DEPARTMENT OF  
BANKING AND FINANCE,

Respondent.

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\*  
\* Docket Number:  
\* OSAH-DBF-MBL-1006454-60-Schroer  
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**CONSENT ORDER**

On July 6, 2009, the Georgia Department of Banking and Finance (“Department”) issued a Notice of Intent to Revoke Annual License to Ryland Mortgage Company (“Ryland Mortgage”) for a violation of O.C.G.A. § 7-1-1004(h). Ryland Mortgage timely requested a hearing to appeal the Notice of Intent to Revoke Annual License issued by the Department. The Department referred this matter to the Office of State Administrative Hearings (“OSAH”) and filed a Motion for Summary Determination on September 10, 2009. On November 2, 2009, Ryland Mortgage filed a Response to the Department’s Motion, which was replied to by the Department on November 10, 2009.

A Memorandum Opinion and Order Granting in Part and Denying in Part Respondent's Motion for Summary Determination was issued by OSAH on or about December 4, 2009, in which Ryland Mortgage was found to be a convicted felon with a hearing to be held to determine the appropriate sanction in this matter.

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

It is hereby ORDERED as follows:

1. Ryland Mortgage shall voluntarily surrender its mortgage lender's license. The voluntary surrender shall be effective on January 29, 2010. Pursuant to O.C.G.A. § 7-1-1017(c), the voluntary surrender of Ryland Mortgage's license shall have the same effect as a license revocation. Ryland Mortgage will never apply for another mortgage lender's license or a mortgage broker's license with the Department.

2. Ryland Mortgage will not accept any new loan applications after 5:00 p.m. on January 29, 2010, and will cease all of its remaining residential mortgage lender activities by no later than March 31, 2010. For purposes of this Consent Order, "remaining residential mortgage lender activities" means obtaining funding for the Georgia residential loan applications received by Ryland Mortgage through January 29, 2010 ("Pending Applications"). If requested by Ryland Mortgage or a lender that may fund a Pending Application, the Department will confirm that Ryland Mortgage is authorized to process and close Pending Applications through March 31, 2010. In the event Ryland Mortgage has not obtained funding for a Pending Application on or before March 31, 2010, then Ryland 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 Ryland Mortgage on Pending Applications, then Ryland 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. Upon completion of all of the remaining mortgage lender activities, but no later than March 31, 2010, Ryland Mortgage's president, Daniel G. Schreiner, shall provide a sworn statement to the Department indicating that Ryland Mortgage has completed all of its remaining mortgage broker and lender activities.

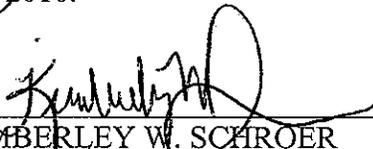
3. Nothing in this Order shall be construed to preclude Daniel G. Schreiner, Martyn G. Watson, David A. Brown, Mitchell M. Chupack, or Sandra J. McDowell from serving as officers of RMC Mortgage Corporation, Georgia Lender's License Number 24255.

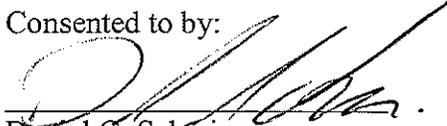
4. The entry of this Consent Order will resolve the issues in the Notice of Intent to Revoke Annual License issued to Ryland Mortgage that have not been decided by OSAH.

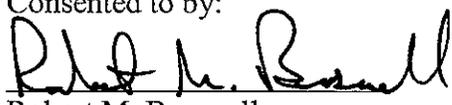
5. The terms of this Consent Order may be enforced by the Department pursuant to O.C.G.A. § 7-1-1017(g).

6. 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.

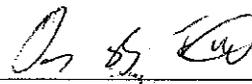
SO ORDERED this 1<sup>st</sup> day of ~~January~~ <sup>February</sup>, 2010.

  
KIMBERLEY W. SCHROER  
Administrative Law Judge

Consented to by:  
  
Daniel G. Schreiner  
President  
Ryland Mortgage Company  
24025 Park Sorrento, Suite 400  
Calabasas, CA 91302

Consented to by:  
  
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Commissioner  
Department of Banking and Finance  
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