

FILED

JAN 04 2012

GEORGIA DEPARTMENT OF BANKING AND FINANCE

BEFORE THE DEPARTMENT OF BANKING AND FINANCE  
STATE OF GEORGIA

STEVEN ANTHONY GREER

Petitioner

vs.

GEORGIA DEPARTMENT OF BANKING AND FINANCE

Respondent

DOCKET NO. DBF-MBL-12-003

CONSENT ORDER

On March 11 and 17, 2011, respectively, the Georgia Department of Banking and Finance (“Department”) issued an Order to Cease and Desist and a Notice of Intent to Revoke Mortgage Loan Originator’s License to Steven Anthony Greer, mortgage loan originator license number 27128, Nationwide Mortgage Licensing System (“NMLS”) number 247962, for violating O.C.G.A. § 7-1-1002 of the Georgia Residential Mortgage Act, O.C.G.A. § 7-1-1000 *et seq.* (“GRMA”) by engaging in residential mortgage brokering activities without a valid mortgage broker license or pursuant to an applicable exemption.

Hearings were timely requested to appeal the Order to Cease and Desist and the Notice of Intent to Revoke Mortgage Loan Originator License issued to Mr. Greer.

The parties have reached a settlement regarding the Order to Cease and Desist and the Notice of Intent to Revoke Mortgage Loan Originator’s License and have agreed to a resolution of those matters in their entirety. Without admitting or denying the allegations set forth in the Order to Cease and Desist or the Notice of Intent to Revoke Mortgage Loan Originator’s License, Mr. Greer hereby knowingly, willingly, voluntarily, and irrevocably consents to the entry of this Consent Order issued pursuant to the Department’s authority under GRMA and states that he understands all of the terms and conditions contained herein.

Accordingly, it is hereby ORDERED as follows:

1. Upon entry of this Consent Order, the mortgage loan originator’s license of Mr. Greer will be deemed surrendered. For five years from the entry of this consent order, Mr. Greer will not apply for another mortgage loan originator’s license from the Department. Mr. Greer will not submit an application for a mortgage broker or mortgage

lender license to the Department and will not seek licensure from this Department for any entity for which he is a director, officer, partner, equitable owner, or any other equivalent role for five (5) years from the date of entry of this Consent Order.

2. Upon entry of this Order, the Order to Cease and Desist issued to Mr. Greer will become final. Mr. Greer will not seek licensure from this Department for himself or for any entity for which he is a director, officer, partner, equitable owner, or any other equivalent role for five (5) years from the date of entry of this Consent Order.

3. Mr. Greer waives his right to hearings regarding the Order to Cease and Desist issued on March 11, 2011, and the Notice of Intent to Revoke Mortgage Loan Originator's License issued on March 17, 2011.

4. The Department shall withdraw the Notice of Intent to Revoke Mortgage Loan Originator's License issued on March 17, 2011.

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

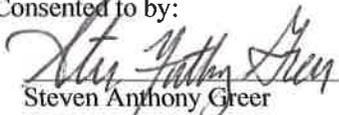
6. The Consent Order shall be regarded as a public document that the Department may publish in the same manner as a final order of this agency.

SO ORDERED AND ENTERED, this 4th day of January, 2012.



ROBERT M. BRASWELL  
Commissioner  
Georgia Department of Banking and Finance

Consented to by:



Steven Anthony Greer  
Cochran, Georgia  
NMLS# 247962

Date 12/23/11



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

Date 01/04/12



# Department of Banking and Finance

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Nathan Deal  
Governor

Robert M. Braswell  
Commissioner

March 11, 2011

VIA REGULAR & CERTIFIED MAIL – 91 7108 2133 3938 7954 8838

Steven Anthony Greer  
231 Country Club Road  
Route 6, Box 1874  
Cochran, Georgia 31014

NMLS# 247962

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GEORGIA DEPARTMENT OF  
BANKING AND FINANCE

## ORDER TO CEASE AND DESIST

Pursuant to O.C.G.A. § 7-1-1018(a), the Georgia Department of Banking and Finance (“Department”) hereby orders you, **Steven Anthony Greer**, to cease and desist from engaging in activities in violation of the Georgia Residential Mortgage Act, O.C.G.A. § 7-1-1000 *et seq* (“the Act”). The Department has documentation that **Steven Anthony Greer** violated the Act, specifically O.C.G.A. § 7-1-1002, by engaging in residential mortgage broker/lending activities without a valid license or pursuant to an applicable exemption.

Pursuant to Department Rule 80-11-4-.03(2), to be eligible for the employee exemption to mortgage broker/lender licensing provided by O.C.G.A. § 7-1-1001(14), among other things, an employee must be employed by just one licensee and work exclusively for that person. O.C.G.A. § 7-1-1002(a) prohibits any person from transacting business as a residential mortgage broker or residential mortgage lender unless licensed or exempted from licensing requirements.

Pursuant to the provisions of O.C.G.A. § 7-1-1018, you may request a hearing to contest this Order. The hearing will be held before an administrative law judge of the Office of State Administrative Hearings. You may retain counsel of your choice and subpoena witnesses and documentary evidence. The Office of the Attorney General will represent the Department.

The request for a hearing must be made in writing within twenty days of the date of this Order. Please be advised that if you do not request a hearing in writing within twenty days of the date of this Order, this Order shall become a final order. As a result, a licensed mortgage broker or mortgage lender will be prohibited from employing you for a period of five years to perform any functions governed by the Act. O.C.G.A. § 7-1-1004. This restriction in no way prohibits you from engaging in business with a mortgage broker or mortgage lender that is not licensed or required to be licensed by this Department. Should you have any questions concerning this matter, please contact Felicia Faison-Holmes, Non-Depository Financial Institutions Division Attorney, at (770) 986-1648.

Rod Carnes, CFE

Deputy Commissioner

Non-Depository Financial Institutions Division