

## Terms Completed

### ORDER SUMMARY – Case Number: C-06-118

**Name(s):** Advantage Investments Mortgage Corp  
Reginald L. Brown

**Order Number:** C-06-118-06-CO01

**Effective Date:** December 13, 2006

**License Number:** DFI: 18816 -Advantage  
**Or NMLS Identifier [U/L]** DFI: 22184 [NMLS: 194679] -Brown

(Revoked, suspended, stayed, application denied or withdrawn)  
 If applicable, you must specifically note the ending dates of terms.

**License Effect:** n/a

**Not Apply Until:** n/a

**Not Eligible Until:** \_\_\_\_\_

**Prohibition/Ban Until:** n/a

<b>Investigation Costs</b>	\$477.80	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date 12.14.06
<b>Fine</b>	\$3,000	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date 12.14.06
<b>Assessment(s)</b>	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
<b>Restitution</b>	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
<b>Judgment</b>	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
<b>Satisfaction of Judgment Filed?</b>		<input type="checkbox"/> Y <input type="checkbox"/> N		
No. of Victims:				

**Comments:** Comply with MBPA

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**STATE OF WASHINGTON  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
CONSUMER SERVICES DIVISION**

IN THE MATTER OF DETERMINING  
Whether there has been a violation of the  
Mortgage Broker Practices Act of Washington by:

NO. C-06-118-06-CO01

ADVANTAGE INVESTMENTS MORTGAGE  
CORP. and REGINALD L. BROWN, President,  
Owner, and Designated Broker,

CONSENT ORDER

Respondents.

COMES NOW the Director of the Department of Financial Institutions (Director), through his designee Chuck Cross, Division Director, Division of Consumer Services, and Advantage Investments Mortgage Corp. and Reginald L. Brown, President, Owner, and Designated Broker, (hereinafter collectively as Respondents), and finding that the issues raised in the captioned matter may be economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order is entered pursuant to chapter 19.146 of Revised Code of Washington (RCW), and RCW 34.05.060 of the Administrative Procedure Act, based on the following:

**AGREEMENT AND ORDER**

The Department of Financial Institutions, Division of Consumer Services (Department) and Respondents have agreed upon a basis for resolution of the matters alleged in Statement of Charges No. C-06-118-06-CO01, entered August 18, 2006, (Statement of Charges), a copy of which is attached hereto. Pursuant to chapter 19.146 RCW, the Mortgage Broker Practices Act (Act), and RCW 34.05.060 of the Administrative Procedure Act, Respondents hereby agree to the Department's entry of this Consent Order and further agree that the issues raised in the above captioned matter may be economically and efficiently settled by entry of this Consent Order. The parties intend this Consent Order to fully resolve the Statement of Charges based upon the following Agreements:

**RECEIVED**

CONSENT ORDER  
C-06-118-06-CO01  
Advantage Investments Mortgage Corp. and  
Reginald L. Brown

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**NOV 08 2006**

DEPARTMENT OF FINANCIAL INSTITUTIONS  
Division of Consumer Services  
150 Israel Rd SW  
PO Box 41200  
Olympia, WA 98504-1200  
(360) 902-8795

DEPT. OF FINANCIAL INSTITUTIONS  
OLYMPIA, WASHINGTON

1           A. **Jurisdiction.** It is AGREED that the Department has jurisdiction over the subject matter of the  
2 activities discussed herein.

3           B. **Waiver of Hearing.** It is AGREED that Respondents have been informed of the right to a hearing  
4 before an administrative law judge, and that they have waived their right to a hearing and any and all  
5 administrative and judicial review of the issues raised in this matter, or of the resolution reached herein.

6           C. **Consent to Be Bound By Order.** It is AGREED that the parties shall be bound by the terms and  
7 conditions of this Consent Order as set forth herein.

8           D. **Fine.** It is AGREED that Respondents shall pay to the Department a fine of \$3,000 in the form of a  
9 cashier's check made payable to the "Washington State Treasurer" upon entry of this order.

10          E. **Investigation Fee.** It is AGREED that Respondents shall pay to the Department an investigation fee  
11 of \$477.80, calculated at \$47.78 per hour for ten (10) staff hours devoted to the investigation, in the form of a  
12 cashier's check made payable to the "Washington State Treasurer" upon entry of this order.

13          F. **Compliance with the Law.** It is AGREED that Respondents shall comply with the Mortgage Broker  
14 Practices Act and the rules adopted thereunder.

15          G. **Authority to Execute Order.** It is AGREED that the undersigned have represented and warranted  
16 that they have the full power and right to execute this Consent Order on behalf of the parties represented.

17          H. **Voluntarily Entered.** It is AGREED that the undersigned Respondents have voluntarily entered into  
18 this Consent Order, which is effective when signed by the Director's designee.

19          I. **Completely Read, Understood, and Agreed.** It is AGREED that Respondents have read this  
20 Consent Order in its entirety and fully understand and agree to all of the same.

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CONSENT ORDER  
C-06-118-06-CO01  
Advantage Investments Mortgage Corp. and  
Reginald L. Brown

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RECEIVED

NOV 08 2006

DEPT. OF FINANCIAL INSTITUTIONS  
OLYMPIA, WASHINGTON  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
Division of Consumer Services  
150 Israel Rd SW  
PO Box 41200  
Olympia, WA 98504-1200  
(360) 902-8795

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**RESPONDENTS:**

Advantage Investments Mortgage Corp.

By: Reginald L. Brown

Reginald L. Brown  
President, Owner and Designated Broker

11/16/06  
Date

Reginald L. Brown  
Reginald L. Brown, Individually

11/16/06  
Date

DO NOT WRITE BELOW THIS LINE

THIS ORDER ENTERED THIS 13th DAY OF December, 2006.



Chuck Cross

CHUCK CROSS  
Division Director  
Division of Consumer Services  
Department of Financial Institutions

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**STATE OF WASHINGTON  
DEPARTMENT OF FINANCIAL INSTITUTIONS  
DIVISION OF CONSUMER SERVICES**

IN THE MATTER OF DETERMINING  
Whether there has been a violation of the  
Mortgage Broker Practices Act of Washington by:

NO. C-06-118-06-SC01

ADVANTAGE INVESTMENTS MORTGAGE  
CORP. and  
REGINALD L. BROWN, President, Owner, and  
Designated Broker,

STATEMENT OF CHARGES and  
NOTICE OF INTENTION TO ENTER  
AN ORDER TO IMPOSE FINE AND COLLECT  
INVESTIGATION FEE

Respondents.

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**INTRODUCTION**

Pursuant to RCW 19.146.220 and RCW 19.146.223, the Director of the Department of Financial Institutions of the State of Washington (Director) is responsible for the administration of chapter 19.146 RCW, the Mortgage Broker Practices Act (Act). After having conducted an investigation pursuant to RCW 19.146.210 and RCW 19.146.235, and based upon the facts available as of August 01, 2006, the Director institutes this proceeding and finds as follows:

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**I. FACTUAL ALLEGATIONS**

**1.1 Respondents.**

A. **Advantage Investments Mortgage Corp.** (Advantage Investments) was licensed by the Department of Financial Institutions of the State of Washington (Department) to conduct business as a mortgage broker on April 12, 2000. The main office, located at 9014 Lake Steilacoom Pt. Rd. S.W., Lakewood, WA 98498, closed on May 3, 2001 and reopened on June 22, 2001. On March 31, 2006, Respondents filed an amendment with the Department requesting a change in the main office's licensed location. On July 24, 2006, the Department granted the amendment, issuing a license to Respondent Advantage Investments to conduct the

1 business of a mortgage broker at 9119 80th Ave. S.W. To date, Respondent Advantage Investments continues  
2 to be licensed to conduct the business of a mortgage broker at this new location.

3 B. **Reginald L. Brown** (Brown) is Owner and President of Respondent Advantage Investments.  
4 Respondent Brown was named Designated Broker of Respondent Advantage Investments on March 21, 2001,  
5 and has continued as Designated Broker to date.

6 **1.2 Unlicensed Location.** Respondent Advantage Investments is known to have conducted the unlicensed  
7 business of a mortgage broker from 9119 80th Ave. S.W., Lakewood, WA 98498. The Department received a  
8 complaint on February 2, 2006 that Respondents were conducting unlicensed activity at this location. In  
9 response to a May 12, 2006 directive, Respondents admitted to the unlicensed activity. Respondent Brown sold  
10 the licensed location, which also served as his residence, on July 28, 2005. The new unlicensed location was  
11 bought on August 5, 2005. Respondents stated that they did not move until mid October and that the first loan  
12 from this unlicensed location closed on November 1, 2005. On March 31, 2006, Respondents filed an  
13 amendment with the Department requesting that the main office be licensed at this new location. On July 24,  
14 2006, the Department granted the amendment, issuing a license to Respondent Advantage Investments to  
15 conduct the business of a mortgage broker from the 9119 80th Ave. S.W. location.

16 **1.3 Unlicensed Activity.** Between at least November 1, 2005 and June 9, 2006, Respondents assisted  
17 borrowers in obtaining residential mortgage loans on property located in the State of Washington from the  
18 unlicensed location discussed in paragraph 1.2.

19 **1.4 Failure to Notify Department of Significant Developments.** As noted in paragraph 1.2, Respondents  
20 moved the location of their business on or around November 1, 2005 without notifying the Department. The  
21 Department first became aware of a possible change in location through the February 2, 2006 complaint.  
22 Respondents filed an application to change their address on March 31, 2006.

23 **1.5 On-Going Investigation.** The Department's investigation into the alleged violations of the Act by  
24 Respondents continues to date.  
25

1 **II. GROUNDS FOR ENTRY OF ORDER**

2 **2.1 Definition of Mortgage Broker.** Pursuant to RCW 19.146.010(12) and WAC 208-660-010(29),  
3 “Mortgage Broker” means any person who, for compensation or gain, or in the expectation of compensation or  
4 gain (a) makes a residential mortgage loan or assists a person in obtaining or applying to obtain a residential  
5 mortgage loan or (b) holds himself or herself out as being able to make a residential mortgage loan or assist a  
6 person in obtaining or applying to obtain a residential mortgage loan.

7 **2.2 Requirement to Obtain and Maintain License.** Based on the Factual Allegations set forth in Section  
8 I above, Respondents are in apparent violation of RCW 19.146.200 for engaging in the business of a mortgage  
9 broker without first obtaining and maintaining a license under the Act.

10 **2.3 Requirement to Notify Department of Significant Developments.** Based on the Factual Allegations  
11 set forth in Section I above, Respondents are in apparent violation of WAC 208-660-150(2), and WAC 208-  
12 660-150(3)(b) for failing to notify the Director in writing ten days prior to a change of the location of the  
13 licensee’s principal place of business or any of its branch offices, and failing to notify the Director in writing  
14 within five days after a change in mailing address or telephone number or State master business license or  
15 standing with the state of Washington Secretary of State.

16 **2.4 Authority to Impose Fine.** Pursuant to RCW 19.146.220(2)(c)(i) and (ii) and WAC 208-660-165, the  
17 Director may impose fines on a licensee, employee or loan originator of the licensee, or other person subject to  
18 the Act for any violation of RCW 19.146.200.

19 **2.5 Authority to Collect Investigation Fee.** Pursuant to RCW 19.146.228(2), WAC 208-660-060(4) and  
20 WAC 208-660-061, upon completion of any investigation of the books and records of a licensee or other person  
21 subject to the Act, the Department will furnish to the licensee or other person subject to the Act a billing to cover  
22 the cost of the investigation. The investigation charge will be calculated at the rate of forty-seven dollars and  
23 seventy-eight cents (\$47.78) per hour that each staff person devoted to the investigation.

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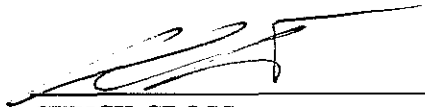





1 **IV. AUTHORITY AND PROCEDURE**

2 This Statement of Charges and Notice of Intention to Enter an Order to Impose Fines and Collect  
3 Investigation Fee is entered pursuant to the provisions of RCW 19.146.220, RCW 19.146.221, RCW  
4 19.146.223 and RCW 19.146.230, and is subject to the provisions of chapter 34.05 RCW (The Administrative  
5 Procedure Act). Respondents may make a written request for a hearing as set forth in the NOTICE OF  
6 OPPORTUNITY TO DEFEND AND OPPORTUNITY FOR HEARING accompanying this Statement of  
7 Charges.

8  
9 Dated this 15<sup>th</sup> day of August, 2006.


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12 **CHUCK CROSS**  
13 Director  
14 Division of Consumer Services  
15 Department of Financial Institutions

16 Presented by:

17   
18 **LUKE A. CAMPBELL**  
19 Legal Extern



20 Approved by:

21   
22 **JAMES R. BRUSSELBACK**  
23 Enforcement Chief