

Terms Completed

ORDER SUMMARY – Case Number: C-08-412

Name(s): Golden Ticket Loan Processing LLC
Lori Anne Aest

Order Number: C-08-412-09-CO01

Effective Date: April 21, 2009

License Number: DFI: 45354
Or NMLS Identifier [U/L] DFI: 44995
(Revoked, suspended, stayed, application denied or withdrawn)
 If applicable, you must specifically note the ending dates of terms.

License Effect: none

Not Apply Until: n/a

Not Eligible Until: _____

Prohibition/Ban Until: n/a

Investigation Costs	\$98.40	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date
Fine	\$225	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date
Assessment(s)	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Restitution	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Judgment	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
Satisfaction of Judgment Filed?		<input type="checkbox"/> Y <input type="checkbox"/> N		
No. of Victims:				

Comments: _____

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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-08-412-09-CO01

GOLDEN TICKET LOAN PROCESSING, LLC,
and LORI ANNE AEST, Owner and Designated
Broker,

CONSENT ORDER

Respondents.

9 COMES NOW the Director of the Department of Financial Institutions (Director), through his designee
10 Deborah Bortner, Division Director, Division of Consumer Services, and Golden Ticket Loan Processing, LLC
11 (hereinafter Respondent Golden Ticket Loan Processing), and Lori Anne Aest, Owner and Designated Broker
12 (hereinafter Respondent Aest), and finding that the issues raised in the captioned matter may be economically and
13 efficiently settled, agree to the entry of this Consent Order. This Consent Order is entered pursuant to chapter
14 19.146 of Revised Code of Washington (RCW), and RCW 34.05.060 of the Administrative Procedure Act, based
15 on the following:

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AGREEMENT AND ORDER

18 The Department of Financial Institutions, Division of Consumer Services (Department) and Respondents
19 have agreed upon a basis for resolution of the matters alleged in Statement of Charges No. C-08-412-08-SC01
20 (Statement of Charges), entered December 30, 2008, (copy attached hereto). Pursuant to chapter 19.146 RCW,
21 the Mortgage Broker Practices Act (Act) and RCW 34.05.060 of the Administrative Procedure Act, Respondents
22 hereby agree to the Department's entry of this Consent Order and further agree that the issues raised in the above
23 captioned matter may be economically and efficiently settled by entry of this Consent Order. The parties intend
24 this Consent Order to fully resolve the Statement of Charges.

25
Based upon the foregoing:

CONSENT ORDER
C-08-412-09-CO01
Golden Ticket Loan Processing, LLC and Lori Anne
Aest

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DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Consumer Services
150 Israel Rd SW
PO Box 41200
Olympia, WA 98504-1200
(360) 902-8703

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 hereby waive 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. **Fine.** It is AGREED that Respondents have paid to the Department a fine of \$225.

7 D. **Investigation Fee.** It is AGREED that Respondents have paid to the Department an investigation fee
8 of \$98.40.

9 E. **Authority to Execute Order.** It is AGREED that the undersigned Respondent Aest has represented
10 and warranted that she has the full power and right to execute this Consent Order on behalf of the parties
11 represented.

12 F. **Non-Compliance with Order.** It is AGREED that Respondents understand that failure to abide
13 by the terms and conditions of this Consent Order may result in further legal action by the Director. In the
14 event of such legal action, Respondents may be responsible to reimburse the Director for the cost incurred in
15 pursuing such action, including but not limited to, attorney fees.

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

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

20 **RESPONDENTS:**

21 **Golden Ticket Loan Processing, LLC**

22 By:

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24 Lori Anne Aest
Owner and Designated Broker

2/6/09
Date

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Lori Anne Aest
Lori Anne Aest

2/16/09
Date

Individually

DO NOT WRITE BELOW THIS LINE

THIS ORDER ENTERED THIS 21st DAY OF April ²⁶ 2009.

Deborah Bortner
DEBORAH BORTNER
Director
Division of Consumer Services
Department of Financial Institutions

Presented by:

Robert E. Jones
ROBERT E. JONES
Financial Legal Examiner



Approved by:

James R. Brusselback
JAMES R. BRUSSELBACK
Enforcement Chief

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

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

NO. C-08-412-08-SC01

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GOLDEN TICKET LOAN PROCESSING, LLC,
and LORI ANNE AEST, 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)¹. After having conducted an investigation pursuant to RCW 19.146.235, and based upon the facts available as of this Statement of Charges, the Director, through his designee, Division of Consumer Services Director Deborah Bortner, institutes this proceeding and finds as follows:

I. FACTUAL ALLEGATIONS

1.1 Respondents.

A. **Golden Ticket Loan Processing, LLC, (Respondent Golden Ticket)** was licensed by the Department of Financial Institutions of the State of Washington (Department) to conduct business as a mortgage broker on August 22, 2007, and continued to be licensed through December 31, 2007, when its license expired². Respondent Golden Ticket renewed its license on January 4, 2008. Respondent Golden Ticket was not licensed from January 1, 2008, through January 3, 2008.

B. **Lori Anne Aest (Respondent Aest)** is the Principal Owner and Designated Broker of Respondent Golden Ticket Loan Processing, LLC. Respondent Aest was issued a Loan Originator license on August 22, 2007, and surrendered her license effective November 12, 2008.

¹ RCW 19.146 (2006).

² RCW 19.146.210(4).

1 **1.2 Untimely Renewal of Mortgage Broker License.** In order to continue conducting business in 2008,
2 the Respondents were required to renew their mortgage broker license before January 1, 2008. The
3 Respondents did not renew their mortgage broker license timely and as a result could not conduct the business
4 of a mortgage broker until their license was renewed on January 4, 2008.

5 **1.3 Unlicensed Activity.** Between at least January 1, 2008, and January 3, 2008, Respondents performed
6 activity that would require licensure as a mortgage broker under the Act.

7 **1.4 On-Going Investigation.** The Department's investigation into the alleged violations of the Act by
8 Respondents continues to date.

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

10 **2.1 Definition of Mortgage Broker.** Pursuant to RCW 19.146.010(12) and WAC 208-660-006,
11 "Mortgage Broker" means any person who, for compensation or gain, or in the expectation of compensation or
12 gain (a) makes a residential mortgage loan or assists a person in obtaining or applying to obtain a residential
13 mortgage loan or (b) holds himself or herself out as being able to make a residential mortgage loan or assist a
14 person in obtaining or applying to obtain a residential mortgage loan.

15 **2.2 Prohibited Acts.** Based on the Factual Allegations set forth in Section I above, Respondents
16 are in apparent violation of RCW 19.146.0201(1), (2), and (3) for directly or indirectly employing a scheme,
17 device or artifice to defraud or mislead borrowers or lenders or any person, for engaging in an unfair or
18 deceptive practice toward any person, and for obtaining property by fraud or misrepresentation.

19 **2.3 Requirement to Obtain and Maintain License.** Based on the Factual Allegations set forth in
20 Section I above, Respondents are in apparent violation of RCW 19.146.200 for engaging in the business of a
21 mortgage broker without first obtaining and maintaining a license under the Act.

22 **2.4 Requirement to Timely Renew License and Refrain from Conducting Business.** Based on
23 the Factual Allegations set forth in Section I above, Respondents are in apparent violation of WAC 208-660-
24 163(16), (17), and (18) for continuing to conduct the business of a mortgage broker after failing to timely renew
25 a license under the Act.

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III. AUTHORITY TO IMPOSE SANCTIONS

3.1 Authority to Impose Fine. Pursuant to RCW 19.146.220(2)(e), and (3)(a), the Director may impose fines on a licensee, employee or loan originator of the licensee, or other person subject to the Act for any violations of RCW 19.146.0201(1) through (9) or (13), RCW 19.146.030 through RCW 19.146.080, RCW 19.146.200, RCW 19.146.205(4), or RCW 19.146.265, or any violation of the Act.

3.2 Authority to Collect Investigation Fee. Pursuant to RCW 19.146.228(2), WAC 208-660-520, and WAC 208-660-550(5), upon completion of any investigation of the books and records of a licensee or other person subject to the Act, the Department will furnish to the licensee or other person subject to the Act a billing to cover the cost of the investigation. The investigation charge will be calculated at the rate of \$48 per hour that each staff person devoted to the investigation.

IV. NOTICE OF INTENTION TO ENTER ORDER

Respondents' violations of the provisions of chapter 19.146 RCW and chapter 208-660 WAC, as set forth in the above Factual Allegations, Grounds for Entry of Order, and Authority to Impose Sanctions, constitute a basis for the entry of an Order under RCW 19.146.220, RCW 19.146.221 and RCW 19.146.223. Therefore, it is the Director's intention to ORDER that:

4.1 Respondents Golden Ticket Loan Processing, LLC and Lori Anne Aest jointly and severally pay a fine of \$225; and

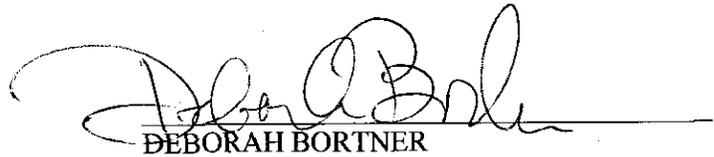
4.2 Respondents Golden Ticket Loan Processing, LLC and Lori Anne Aest jointly and severally pay an investigation fee, which as of the date of these charges is \$98.40 calculated at \$48 per hour for 2.05 staff hours devoted to the investigation.

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1 **V. AUTHORITY AND PROCEDURE**

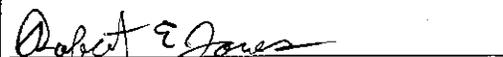
2 This Statement of Charges and Notice of Intention to Enter an Order to Impose Fine and Collect
3 Investigation Fee (Statement of Charges) is entered pursuant to the provisions of RCW 19.146.220,
4 RCW 19.146.221, RCW 19.146.223 and RCW 19.146.230, and is subject to the provisions of chapter 34.05
5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

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10 Dated this 30th day of December, 2008.

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12 DEBORAH BORTNER
13 Director
14 Division of Consumer Services
Department of Financial Institutions

15 Presented by:

16 
17 ROBERT E. JONES
18 Financial Legal Examiner

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20 Approved by:

21 
22 JAMES R. BRUSSELBACK
23 Enforcement Chief