

Terms Completed

ORDER SUMMARY – Case Number: C-09-303

Name(s): Real Property Funding Group LLC

Order Number: C-09-303-10-FO01

Effective Date: May 28, 2010

License Number: DFI: 20500 / NMLS: 131704

Or NMLS Identifier [U/L] (Revoked, suspended, stayed, application denied or withdrawn)

License Effect: If applicable, you must specifically note the ending dates of terms

Not Apply Until:

Not Eligible Until:

Prohibition/Ban Until:

Investigation Costs	\$96.00	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date 5/13/2011
Fine	\$1,500.00	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date 5/13/2011
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:



State of Washington

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

BRIEF ADJUDICATIVE PROCEEDING

IN THE MATTER OF INVESTIGATING
Whether there has been a violation of the Mortgage
Broker Practices Act of Washington (chapter
19.146 RCW) by:

REAL PROPERTY FUNDING GROUP, LLC,

Respondent.

NO. C-09-303-10-FO01

FINAL DECISION AND ORDER

I. DIRECTOR'S CONSIDERATION

A. **Procedural History.** This matter has come before the Director of the Department of Financial Institutions of the State of Washington (Director) pursuant to RCW 34.05.464. On September 9, 2009, the Director, through Consumer Services Division Director, Deborah Bortner, entered a Statement of Charges and Notice of Intention to Enter an Order to Impose Fine and Collect Investigation Fee (Statement of Charges) against Real Property Funding Group, LLC, Respondent. A copy of the Statement of Charges is attached and incorporated into this order by this reference. The Statement of Charges was accompanied by a Notice of Opportunity to Defend and Opportunity for Hearing, and blank Application for a Brief Adjudicative Proceeding for Real Property Funding Group, LLC. The Department served the Statement of Charges, Notice of Opportunity to Defend and Opportunity for Hearing, and blank Application for a Brief Adjudicative Proceeding for Real Property Funding Group, LLC on Respondent, on September 9, 2009, by First-Class mail and Federal Express overnight delivery.

On September 24, 2009, the Department received from Respondent's representative, Steve Alan Boyd, a completed Application for Brief Adjudicative Proceeding.

On September 28, 2009, the Director, through Consumer Services Division Director, Deborah Bortner, entered an Amended Statement of Charges and Notice of Intention to Enter an Order to Impose Fine and Collect Investigation Fee (Amended Statement of Charges) against Real Property Funding Group, LLC. A copy of the Amended Statement of Charges is attached and incorporated into this order by this reference. The Amended Statement of Charges was accompanied by a Notice of Opportunity to Defend and Opportunity for Hearing, and blank Application for a Brief Adjudicative Proceeding for Real Property Funding Group, LLC. The Department served the Amended Statement of Charges, Notice of Opportunity to Defend and Opportunity for Hearing, and blank Application for a Brief Adjudicative Proceeding for Real Property Funding Group, LLC on Respondent, on October 2, 2009, by First-Class mail and Federal Express overnight delivery.

On October 6, 2009, the Division of Consumer Services made a request to the BAP Hearing Officer, Joseph M. Vincent, (BAP Hearing Officer Vincent) to schedule and conduct a hearing on the Amended Statement of Charges. On October 16, 2009, BAP Hearing Officer Vincent issued a Notice of Assignment & Time to File Additional Materials giving Respondent until Friday, October 30, 2009, to provide additional materials.

On February 16, 2010, BAP Hearing Officer Vincent issued an Initial Decision and Order.

This Initial Decision and Order includes the following Findings of Fact:

- Respondent was required to file a Mortgage Broker Annual Report (MBAR) on or before March 31, 2009.
- The Division did not receive the 2008 MBAR by March 31, 2009.

- Respondent's representative was on notice of the importance and legal requirement of timely filing of the MBAR on or before March 31st of each year for as long as Respondent remained a licensee.

The Initial Decision and Order ordered Respondent to pay a fine of \$1,500 and to pay investigative costs of \$96. On February 16, 2010, the Initial Decision and Order was mailed to Respondent via First-Class mail.

Pursuant to RCW 34.05.464 and WAC 10-08-211, Respondent had twenty (20) days from the date of service of the Initial Decision and Order to file a Petition for Review of the Initial Decision and Order. Respondent did not file a Petition for Review during the statutory period.

B. Record Presented. The record presented to the Director for his review and for entry of a final decision included the following:

1. Statement of Charges, and Notice of Opportunity to Defend and Opportunity for Hearing, with documentation of service;
2. Amended Statement of Charges, and Notice of Opportunity to Defend and Opportunity for Hearing, with documentation of service;
3. Completed application for Brief Adjudicative Proceeding for Real Property Funding Group, LLC;
4. Letter requesting the scheduling of a Brief Adjudicative Proceeding;
5. Notice of Assignment & Time To File Additional Materials dated October 16, 2009; and
6. Initial Decision and Order dated February 16, 2010, with documentation of service.

C. Factual Findings and Grounds For Order. Pursuant to RCW 34.05.461, the Director hereby adopts the Initial Decision and Order, which is attached hereto.

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II. FINAL ORDER

Based upon the foregoing, and the Director having considered the record and being otherwise fully advised, NOW, THEREFORE:

A. IT IS HEREBY ORDERED, That:

1. Respondent Real Property Funding Group, LLC pay a fine of \$1,500; and
2. Respondent Real Property Funding Group, LLC pay an investigative fee of \$96.

B. Reconsideration. Pursuant to RCW 34.05.470, Respondent has the right to file a Petition for Reconsideration stating the specific grounds upon which relief is requested. The Petition must be filed in the Office of the Director of the Department of Financial Institutions by courier at 150 Israel Road SW, Tumwater, Washington 98501, or by U.S. Mail at P.O. Box 41200, Olympia, Washington 98504-1200, within ten (10) days of service of the Final Order upon Respondent. The Petition for Reconsideration shall not stay the effectiveness of this order nor is a Petition for Reconsideration a prerequisite for seeking judicial review in this matter.

A timely Petition for Reconsideration is deemed denied if, within twenty (20) days from the date the petition is filed, the agency does not (a) dispose of the petition or (b) serve the parties with a written notice specifying the date by which it will act on a petition.

C. Stay of Order. The Director has determined not to consider a Petition to Stay the effectiveness of this order. Any such requests should be made in connection with a Petition for Judicial Review made under chapter 34.05 RCW and RCW 34.05.550.

D. Judicial Review. Respondent has the right to petition the superior court for judicial review of this agency action under the provisions of chapter 34.05 RCW. For the requirements for filing a Petition for Judicial Review, see RCW 34.05.510 and sections following.

E. Non-compliance with Order. If Real Property Funding Group, LLC does not comply with the terms of this order, the Department may seek its enforcement by the Office of Attorney General to include the collection of the fine and fees imposed herein.

F. Service. For purposes of filing a Petition for Reconsideration or a Petition for Judicial Review, service is effective upon deposit of this order in the U.S. mail, declaration of service attached hereto.

Dated this 28th day of May, 2010, at Tumwater, Washington.



SCOTT JARVIS, Director
Washington State Department of Financial Institutions

NOTICE TO THE PARTIES

Judicial Review of this Final Decision and Order is available to a party according to the provisions set out in Part V of the Washington Administrative Procedure Act, RCW 34.05.510 through RCW 34.05.598, inclusive. Judicial Review may be made by filing a Petition for Judicial Review (RCW 34.05.570) within thirty (30) days of the date of the Final Decision and Order, as permitted under RCW 34.05.542(2). The contents of the Petition for Review shall be according to the requirements of RCW 34.05.546.

This is to certify that the above FINAL DECISION AND ORDER has been served upon the following parties on May 28, 2010, by depositing a copy of same in the United States mail, postage prepaid.



SUSAN PUTZIER

Mailed to the following:

ATTN: Stephen A. Boyd
Designated Broker
Real Property Funding Group, LLC
8001 14th Ave NE
Seattle, Washington 98115

James R. Brusselback
Enforcement Chief
Department of Financial Institutions
Division of Consumer Services
P.O. Box 41200
Olympia, Washington 98504-1200

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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:

REAL PROPERTY FUNDING GROUP LLC,

Respondent.

NO. C-09-303-09-SC02

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

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INTRODUCTION

9 Pursuant to RCW 19.146.220 and RCW 19.146.223, the Director of the Department of Financial
10 Institutions of the State of Washington (Director) is responsible for the administration of chapter 19.146 RCW, the
11 Mortgage Broker Practices Act (Act). After having conducted an investigation pursuant to RCW 19.146.235, the
12 Department of Financial Institutions of the State of Washington (Department) issued Statement of Charges
13 C-09-303-09-SC01 on September 9, 2009. Since the issuance of Statement of Charges C-09-303-09-SC01,
14 information came to the Department that necessitated the amendment of Statement of Charges C-09-303-09-SC01.
15 Based upon the facts available as the date of this Amended Statement of Charges, the Director now proceeds to
16 amend Statement of Charges C-09-303-09-SC01 by issuing an Amended Statement of Charges and Notice of
17 Intention to Enter an Order to Impose Fine and Collect Investigation Fee C-09-303-09-SC02 (Amended Statement
18 of Charges). This Amended Statement of Charges includes the following modifications: modification to paragraph
19 1.2 to the Factual Allegations, modification of the fine amount in paragraph 4.2, and deletion of paragraph 4.3 to the
20 Notice of Intention to Enter Order.

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I. FACTUAL ALLEGATIONS

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1.1 Respondent Real Property Funding Group LLC (Respondent) was licensed by the Department of
Financial Institutions of the State of Washington (Department) to conduct business as a mortgage broker at all
times relevant to the conduct alleged.

1.2 Failure to Timely File Mortgage Broker Annual Report. By March 31, 2009, Respondent was
required to file an annual report of mortgage broker activity to include the total number of closed loans

1 originated and the total volume of closed loans originated. Respondent filed the 2008 mortgage broker annual
2 report after April 30, 2009. Respondent also did not timely file the 2007 mortgage broker annual report.

3 **1.3 On-Going Investigation.** The Department's investigation into the alleged violations of the Act by
4 Respondent continues to date.

5 II. GROUNDS FOR ENTRY OF ORDER

6 **2.1 Requirement to Timely File Mortgage Broker Annual Report.** Based on the Factual Allegations set
7 forth in Section I above, Respondent is in apparent violation of RCW 19.146.290(1) and WAC 208-660-400(1),
8 (2), (3), and (4) for failing to timely file the mortgage broker annual report.

9 III. AUTHORITY TO IMPOSE SANCTIONS

10 **3.1 Authority to Impose Fine.** Pursuant to RCW 19.146.220(2)(e) the Director may impose fines on a
11 licensee or other person subject to the Act for any violations of the Act.

12 **3.2 Authority to Collect Investigation Fee.** Pursuant to RCW 19.146.228(2), WAC 208-660-520, and WAC
13 208-660-550(4), upon completion of any investigation of the books and records of a licensee or other person subject
14 to the Act, the Department will furnish to the licensee or other person subject to the Act a billing to cover the cost of
15 the investigation. The investigation charge will be calculated at the rate of \$48 per hour that each staff person
16 devoted to the investigation.

17 IV. NOTICE OF INTENTION TO ENTER ORDER

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

22 **4.1** Respondent Real Property Funding Group LLC pay a fine of \$1,500; and

23 **4.2** Respondent Real Property Funding Group LLC pay an investigation fee, which as of the date of
24 these charges is \$96 calculated at \$48 per hour for two staff hours devoted to the investigation.

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1 **V. AUTHORITY AND PROCEDURE**

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

9 Dated this 28th day of September, 2009.

10
11 [Redacted Signature]
12
13 DEBORAH BORTNER
14 Director
15 Division of Consumer Services
16 Department of Financial Institutions

17 Presented by:

18 [Redacted Signature]
19
20 FATIMA BATIE
21 Financial Legal Examiner Supervisor

22 Approved by:

23 [Redacted Signature]
24
25 JAMES R. BRUSSELBACK
Enforcement Chief



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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:

REAL PROPERTY FUNDING GROUP LLC,

Respondent.

NO. C-09-303-09-SC01

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

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 19.146.235, and based upon the facts available as the date 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 Respondent Real Property Funding Group LLC (Respondent) was licensed by the Department of Financial Institutions of the State of Washington (Department) to conduct business as a mortgage broker at all times relevant to the conduct alleged.

1.2 Failure to File Mortgage Broker Annual Report. By March 31, 2009, Respondent was required to file an annual report of mortgage broker activity to include the total number of closed loans originated and the total volume of closed loans originated. As of the date of this Statement of Charges Respondent has not filed the 2008 mortgage broker annual report.

1.3 On-Going Investigation. The Department's investigation into the alleged violations of the Act by Respondent continues to date.

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STATEMENT OF CHARGES
Real Property Funding Group LLC
C-09-303-09-SC01

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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 **II. GROUNDS FOR ENTRY OF ORDER**

2 **2.1 Requirement to File Mortgage Broker Annual Report.** Based on the Factual Allegations set forth in
3 Section I above, Respondent is in apparent violation of RCW 19.146.290(1) and WAC 208-660-400(1), (2), (3),
4 and (4) for failing to file the mortgage broker annual report.

5 **III. AUTHORITY TO IMPOSE SANCTIONS**

6 **3.1 Authority to Impose Fine.** Pursuant to RCW 19.146.220(2)(e) the Director may impose fines on a
7 licensee or other person subject to the Act for any violations of the Act.

8 **3.2 Authority to Collect Investigation Fee.** Pursuant to RCW 19.146.228(2), WAC 208-660-520, and WAC
9 208-660-550(4), upon completion of any investigation of the books and records of a licensee or other person subject
10 to the Act, the Department will furnish to the licensee or other person subject to the Act a billing to cover the cost of
11 the investigation. The investigation charge will be calculated at the rate of \$48 per hour that each staff person
12 devoted to the investigation.

13 **IV. NOTICE OF INTENTION TO ENTER ORDER**

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

- 18 **4.1** Respondent Real Property Funding Group LLC pay a fine of \$3,000; and
- 19 **4.2** Respondent Real Property Funding Group LLC pay an investigation fee, which as of the date of
20 these charges is \$96 calculated at \$48 per hour for two staff hours devoted to the investigation; and
- 21 **4.3** Respondent Real Property Funding Group LLC file the 2008 annual report of mortgage broker
activity.

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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). Respondent may make a written request for a Brief Adjudicative
6 Proceeding as set forth in the NOTICE OF OPPORTUNITY TO DEFEND AND OPPORTUNITY FOR BRIEF
7 ADJUDICATIVE PROCEEDING accompanying this Statement of Charges.

8 Dated this 9th day of September, 2009.



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

16 Presented by:



19 FATIMA BATIE
20 Financial Legal Examiner Supervisor

21 Approved by:



24 JAMES R. BRUSSELBACK
25 Enforcement Chief

