

Terms Completed

ORDER SUMMARY – Case Number: C-10-031

Name(s): Security Title Agency Inc.

Order Number: C-10-031-10-CO01

Effective Date: June 17, 2010

License Number: n/a

Or NMLS Identifier [U/L] (Revoked, suspended, stayed, application denied or withdrawn)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

Prohibition/Ban Until: n/a

Investigation Costs	\$1,418.75	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date: June 17/10
Fine	\$5,000.00	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date: June 17/10
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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FEB 10 2010

ENFORCEMENT UNIT
DIVISION OF CONSUMER SERVICES
DEPT. 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
Escrow Agent Registration Act of Washington by:

NO. C-10-031-10-CO01

SECURITY TITLE AGENCY INC,

CONSENT ORDER

Respondent.

COMES NOW the Director of the Department of Financial Institutions (Director), through his designee, Deborah Bortner, Division Director, Division of Consumer Services, and Security Title Agency (Respondent), and finding that the issues raised in the above-captioned matter may be economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order is entered pursuant to chapter 18.44 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 Respondent have agreed upon a basis for resolution of the matters alleged in Statement of Charges No. C-10-031-10-SC01 (Statement of Charges), entered April 27, 2010, (copy attached hereto). Pursuant to chapter 18.44 RCW, the Escrow Agent Registration Act (Act) and RCW 34.05.060 of the Administrative Procedure Act, Respondent hereby agrees to the Department's entry of this Consent Order and further agrees 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 foregoing:

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

CONSENT ORDER
C-10-031-10-CO01
SECURITY TITLE AGENCY INC

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

1 **B. Waiver of Hearing.** It is AGREED that Respondent has been informed of the right to a hearing
2 before an administrative law judge, and that Respondent hereby waives its right to a hearing and any and all
3 administrative and judicial review of the issues raised in this matter, or of the resolution reached herein.

4 **C. Stipulations.** It is AGREED that, for purposes of settlement, the allegations related to RCW
5 18.44.301(1), (2) and (4) are withdrawn.

6 **D. Fine.** It is AGREED that Respondent shall pay to the Department a fine of \$5,000, in the form of a
7 cashier's check made payable to the "Washington State Treasurer," upon entry of this Consent Order.

8 **E. Investigation Fee.** It is AGREED that Respondent shall pay to the Department an investigation fee
9 of \$1,418.75, in the form of a cashier's check made payable to the "Washington State Treasurer," upon entry of
10 this Consent Order. The fine and investigation fee may be paid in one cashier's check.

11 **F. Authority to Execute Order.** It is AGREED that the undersigned Respondent has represented and
12 warranted that it has the full power and right to execute this Consent Order on behalf of the parties represented.

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

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

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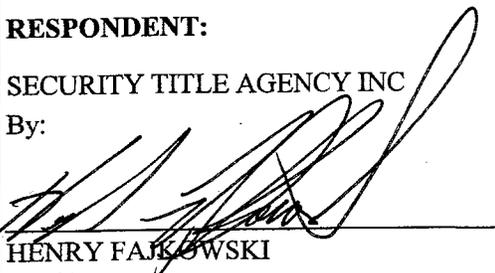
I. **Completely Read, Understood, and Agreed.** It is **AGREED** that Respondent has read this Consent

Order in its entirety and fully understands and agrees to all of the same.

RESPONDENT:

SECURITY TITLE AGENCY INC

By:

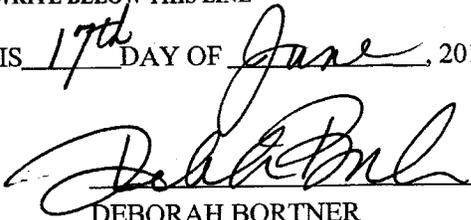

HENRY FAJKOWSKI
President

6/9/10
Date

DO NOT WRITE BELOW THIS LINE

THIS ORDER ENTERED THIS 17th DAY OF June, 2010.




DEBORAH BORTNER

Director
Division of Consumer Services
Department of Financial Institutions

Presented by:


MARNIE SHEERAN
Financial Legal Examiner

Approved by:


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
Escrow Agent Registration Act of Washington
by:

NO. C-10-031-10-SC01

STATEMENT OF CHARGES and
NOTICE OF INTENT TO IMPOSE FINE,
AND COLLECT INVESTIGATION FEE

SECURITY TITLE AGENCY INC,

Respondent.

INTRODUCTION

Pursuant to RCW 18.44.410, the Director of the Department of Financial Institutions (Director) is responsible for the administration of chapter 18.44 RCW, the Escrow Agent Registration Act (the Act). After having conducted an investigation pursuant to RCW 18.44.420 and WAC 208-680G-020, and based upon the facts available as of 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 Security Title Agency Inc (Respondent) has never been licensed by the Department of Financial Institutions of the State of Washington (Department) to conduct business as an escrow agent in the State of Washington. Respondent is located at 3636 N. Central Avenue, Suite 140, Phoenix, Arizona, 85012.

1.2 Unlicensed Activity. Between January 1, 2009, and August 30, 2009, Respondent performed escrow services in at least 16 Washington residential mortgage loan transactions. Respondent received fees totaling \$6,365.02 for these escrow services. Respondent did not have an Escrow Agent, Designated Escrow Officer or Escrow Officer license issued by the Department during any of the time in question.

1 **1.4 On-Going Investigation.** The Department's investigation into the alleged violations of the Act
2 by Respondent continues to date.

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

4 **2.1 Definition of Escrow.** Pursuant to RCW 18.44.011(4), "Escrow" means any transaction wherein
5 any person or persons, for the purpose of effecting and closing the sale, purchase, exchange, transfer,
6 encumbrance, or lease of real or personal property to another person or persons, delivers any written
7 instrument, money, evidence of title to real or personal property, or other thing of value to a third
8 person to be held by such third person until the happening of a specified event or the performance of a
9 prescribed condition or conditions, when it is then to be delivered by such third person, in compliance
10 with instructions under which he or she is to act, to a grantee, grantor, promisee, promisor, obligee,
11 obligor, lessee, lessor, bailee, bailor, or any agent or employee thereof.

12 **2.2 Definition of Escrow Agent.** Pursuant to RCW 18.44.011(6) "Escrow Agent" means any person
13 engaged in the business of performing for compensation the duties of the third person referred to in
14 RCW 18.44.011(4).
15

16 **2.3 Prohibition Against Unlicensed Activity.** Based on the factual allegations set forth in Section I
17 above, Respondent is in apparent violation of RCW 18.44.021, RCW 18.44.071, RCW 18.44.101, and
18 RCW 18.44.171 for conducting escrow transactions without a license or designated escrow officer.

19 **2.4 Prohibited Practices.** Based on the factual allegations set forth in Section I above, Respondent is
20 in apparent violation of RCW 18.44.301(1), (2) and (4) for directly or indirectly employing any scheme,
21 device, or artifice to defraud or mislead borrowers or lenders or to defraud any person or directly or
22 indirectly engaging in any unfair or deceptive practice toward any person or knowingly making,
23 publishing or disseminating any false, deceptive, or misleading information in the conduct of the business
24 of escrow, or relative to the business of escrow or relative to any person engaged therein.
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III. AUTHORITY TO IMPOSE SANCTIONS

3.1 Authority to Impose Fine. Pursuant to RCW 18.44.430(3) and WAC 208-680G-040(3), in addition to or in lieu of license denial the Director may impose a fine of up to \$100 per day for each day’s violation of the Act or rules adopted thereunder.

3.2 Authority to Collect Investigation Fees Pursuant to RCW 18.44.410 and WAC 208-680G-050, the expense of an investigation pursuant to WAC 208-680G-020 shall be borne by the entity which is the subject of the investigation.

IV. NOTICE OF INTENTION TO ENTER ORDER

Respondent’s violations of the provisions of chapter 18.44 RCW 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 18.44.410, RCW 18.44.430, RCW 18.44.301, and WAC 208-680G-030, which authorize the Director to enforce all laws, rules, and regulations related to the registration of escrow agents and licensing of escrow officers. Therefore, it is the Director’s intention to ORDER that:

4.1 Respondent Security Title Agency Inc. pay a fine which as of the date of these charges totals \$7,500;

4.2 Respondent Security Title Agency Inc. pay an investigation fee which as of the date of these charges totals \$1,418.75 calculated at \$62.50 per hour for 22.7 staff hours devoted to the investigation to date;

4.5 Respondent Security Title Agency Inc., its officers, employees, and agents maintain all records involving Washington escrow transactions for a minimum of six years following the closing or termination of the escrow transaction.

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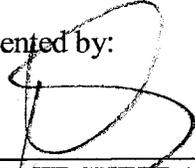
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V. AUTHORITY AND PROCEDURE

This Statement of Charges and Notice of Intent to Impose Fine and Collect Investigation Fee (Statement of Charges) is entered pursuant to the provisions of RCW 18.44.410 and RCW 18.44.430, and is subject to the provisions of chapter 34.05 RCW. Respondent may make a written request for a hearing as set forth in the NOTICE OF OPPORTUNITY TO DEFEND AND OPPORTUNITY FOR HEARING accompanying this Statement of Charges.

DATED this 27th day of April, 2010.


DEBORAH BORTNER
Director
Division of Consumer Services
Department of Financial Institutions

Presented by:

MARNIE SHEERAN
Financial Legal Examiner



Approved by:

JAMES R. BRUSSELBACK
Enforcement Chief