

# Terms Completed

## ORDER SUMMARY – Case Number: C-22-3432

**Name(s):** Empire Escrow, Inc. and Timothy JeongKyun Kim

**Order Number:** C-22-3432-22-CO01

**Effective Date:** 08/01/2022

**License Number:** 540-EA-112006  
**Or NMLS Identifier [U/L]**

**License Effect:** N/A

**Not Apply Until:** N/A

**Not Eligible Until:** N/A

**Prohibition/Ban Until:** N/A

<b>Investigation Costs</b>	\$ 262.50		Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date
<b>Fine</b>	\$ 750	Due	Paid <input checked="" type="checkbox"/> Y <input type="checkbox"/> N	Date
<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>Financial Literacy and Education</b>	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
<b>Cost of Prosecution</b>	\$	Due	Paid <input type="checkbox"/> Y <input type="checkbox"/> N	Date
No. of Victims:				

Comments: Terms complete

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1 to conduct the business of an Escrow Agent. Respondent Kim reapplied for a new Escrow Officer  
2 license, which was issued by the Department on May 19, 2022.

3 **1.3 Escrow Transactions.** On or about May 27, 2022, Respondent Kim reported to the  
4 Department that Respondent Empire had approximately 35 escrow transactions during the period that  
5 Respondent Kim's Escrow Officer license was expired.

### 6 CONCLUSIONS OF LAW

7 **2.1** Based upon the above Findings of Fact, Respondent violated RCW 18.44.071 and WAC 208-  
8 680-243 by conducting business as an Escrow Agent without a licensed DEO.

### 9 AGREEMENT AND ORDER

10 The Department and Respondent have agreed upon a basis for resolution of the Findings of  
11 Fact and Conclusions of Law identified in this Consent Order. Pursuant to RCW 18.44, the Escrow  
12 Agent Registration Act and RCW 34.05.060 of the Administrative Procedure Act, Respondents and  
13 the Department agree to entry of this Consent Order and further agree that the matters alleged herein  
14 may be economically and efficiently settled by the entry of this Consent Order. Respondents hereby  
15 admit the Findings of Fact and Conclusions of Law identified in this Consent Order.

16 Based upon the foregoing:

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

19 **B. Waiver of Hearing.** It is AGREED that Respondents hereby waive any right it has to a hearing  
20 and any and all administrative and judicial review of the issues raised in this matter or the resolution  
21 reached herein.

1 **C. Escrow Agent License.** It is AGREED that Respondent Empire's license to conduct business  
2 as an Escrow Agent is not affected by this action. Respondent Empire AGREES that it will not  
3 conduct business as an Escrow Agent without a qualified and approved DEO.

4 **D. Escrow Officer License.** It is AGREED that Respondent Kim's license to conduct business  
5 as an Escrow Officer is not affected by this action. Respondents AGREE and understand that  
6 Respondent Kim may not conduct business as an Escrow Officer or act as DEO without a license.

7 **E. Fine.** It is AGREED that Respondents shall jointly and severally pay a fine to the Department  
8 in the amount of \$750.00, upon delivery of this Consent Order, properly dated and signed.

9 **F. Investigation Fee.** It is AGREED that Respondent shall pay an investigation fee to the  
10 Department in the amount of \$262.50, upon delivery of this Consent Order, properly dated and  
11 signed. It is further AGREED that the Fine and Investigation Fee shall be paid together in one  
12 cashier's check in the amount of \$1,012.50, made payable to the "Washington State Treasurer."

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

17 **H. Voluntarily Entered.** It is AGREED that Respondents have voluntarily entered into this  
18 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.

21 **J. Authority to Execute Order.** It is AGREED that the undersigned authorized representative  
22 has represented and warranted that they have full power and right to execute this Consent Order on  
23 behalf of Respondents.



1 THIS ORDER ENTERED THIS 1st DAY OF August, 2022.



4 /s/  
LUCINDA FAZIO, Director  
5 Division of Consumer Services  
6 Department of Financial Institutions

7 Presented by:

8 /s/  
9 AMANDA B. STARNES  
10 Financial Legal Examiner

11 Approved by:

12 /s/  
13 JACK McCLELLAN  
14 Enforcement Chief