

BEFORE THE ADMINISTRATOR OF CONSUMER CREDIT
STATE OF OKLAHOMA



STATE OF OKLAHOMA *ex rel.*)
DEPARTMENT OF CONSUMER CREDIT,)
)
Petitioner)
)
v.)
)
CWM PARTNERS, L.P., D/B/A)
CITYWIDE MORTGAGE, L.P.,)
)
Respondent)

Case No. 17-0443-DIS

CONSENT ORDER

Petitioner, State of Oklahoma *ex rel.* Department of Consumer Credit ("Petitioner") and Respondent, CWM Partners, L.P. d/b/a CityWide Mortgage, L.P., ("Respondent") voluntarily enter into this Consent Order as an informal disposition of this individual proceeding to avoid litigation. Respondent agrees to waive its right to a hearing under the Oklahoma Administrative Procedures Act and both parties agree as follows:

(1) Petitioner restates and incorporates by reference the allegations made by the Petitioner in the Notice of Hearing filed in this matter.

a. Respondent is a foreign limited partnership under the jurisdiction of the State of Texas, Oklahoma Secretary of State filing number 3400659663, active filing status.

b. The licensing system of record for mortgage loan originators, mortgage lenders and mortgage brokers in the State of Oklahoma is NMLS.

c. At the time of the examination, Respondent was licensed as a mortgage broker in the State of Oklahoma pursuant to the SAFE Act with the following licensing information indicated by NMLS:

(i) Oklahoma license number MB001779; said license expired December 31, 2017;

(ii) Oklahoma license number MB011189; said license expired on December 31, 2017;

(iii) NMLS unique identifier number/company ID 120886;

(iv) Mailing address of record at 9400 S. I-35 Service Road, Oklahoma City, OK 73160;

d. Respondent is currently licensed as a Mortgage Lender in the State of Oklahoma pursuant to the SAFE Act, Oklahoma license number ML011657. Said license was issued January 2, 2018 and expires on December 31, 2019.

e. On September 11, 2017 through September 14, 2017, Sarah Reynolds, Consumer Credit Examiner, conducted an examination of Respondent at Respondent's business location at 9400 S. I-35 Service Road, Oklahoma City, OK 73160. During the course of the examination, violations were found.

f. Respondent provided documentation that showed they have direct underwriting authority from the United States Department of Housing and Urban Development. This authority requires a Mortgage Lender license which Respondent did not have at the time of the investigation.

g. Respondent stated on their mortgage questionnaire that they are wholly owned by Ideal Homes, but this was not listed on any of the documentation filed in NMLS.

h. In the process of examining Respondent's Mortgage Call Reports (MCR) from NMLS, it was determined that Respondent failed to list all of their licensed Mortgage Loan Originators.

i. Respondent failed to provide accurate loan information on the Mortgage Call Reports during the scope of the examination.

j. Respondent failed to list their unique identifier on any of the signage posted outside of the location.

k. While reviewing a mortgage loan application for a J. Rivera, it was determined that there were 2 copies of the same application. One loan application had a printed date of 6/13/16 and the other had white out over the date and a

handwritten date of 6/10/16. The borrower file did not have a Loan Estimate after the date printed on the application.

1. Borrower S. Kelso was not provided with an adverse action notice in the required time frame.

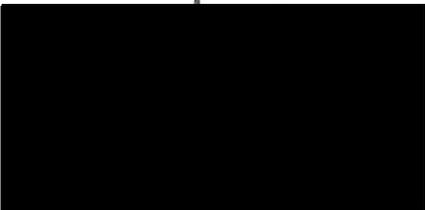
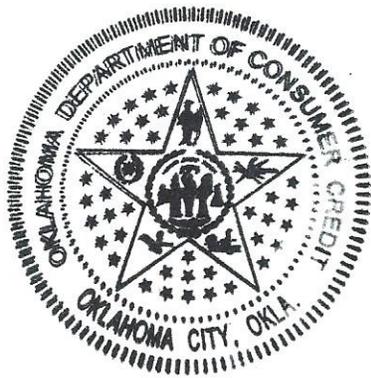
(2) Respondent does not admit to the allegations made by Petitioner in the Notice of Hearing filed in this matter, and incorporated by reference in this Consent Order, except that Respondent admits the facts necessary to establish the Department's jurisdiction over Respondent and the subject matter of this action.

(3) Respondent agrees to pay a \$7,500.00 civil penalty payable to the Oklahoma Department of Consumer Credit, on or before March 1, 2019.

(4) The payment shall be made payable by check or money order to the Oklahoma Department of Consumer Credit, shall indicate the payment is for Case Number 17-0443-DIS and shall be addressed to the attention of John T. Coyne, Chief Enforcement Attorney, Department of Consumer Credit, 3613 N.W. 56th Street, Suite 240, Oklahoma City, Oklahoma 73112.

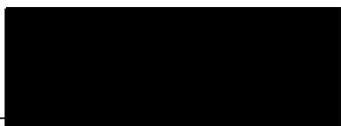
(5) A file stamped copy of this Consent Order will be returned to Respondent upon signature of the Administrator of the Department of Consumer Credit or the Deputy Administrator of the Department Consumer Credit.

(6) If Respondent fails to comply with the terms of this Consent Order, the Administrator of the Department of Consumer Credit is authorized to file an application to enforce this Consent Order in the District Court of Oklahoma County, Oklahoma in accordance with the provisions of 59 O.S. § 2095.17(c).



Scott Lesher
Administrator
State of Oklahoma
Department of Consumer Credit

Dated: 2/25/19



CWM Partners, L.P. d/b/a
CityWide Mortgage, L.P.

Dated: 2/20/19

VERIFICATION OF CONSENT ORDER, CASE NUMBER 17-0443-DIS

STATE OF OKLAHOMA)
)
COUNTY OF OKLAHOMA)

Signed and sworn to (or affirmed) before me on February 20,
2019, by a representative of CWM Partners, L.P. dba CityWide
Mortgage, L.P.



CWM Partners, L.P. d/b/a
CityWide Mortgage, L.P.

(Seal, if any)





Notary Public

My commission expires:

1/7/2021