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COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF BANKING

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| COMMONWEALTH OF PENNSYLVANIA  | : | Docket No. : 10 | BA DEPT OF BANKING |
| DEPARTMENT OF BANKING, BUREAU | : |                 | (ENF-ORD)          |
| OF COMPLIANCE, INVESTIGATION  | : |                 |                    |
| AND LICENSING,                | : |                 |                    |
|                               | : |                 |                    |
|                               | : |                 |                    |
| v.                            | : |                 |                    |
|                               | : |                 |                    |
| US LOAN OUTREACH.             | : |                 |                    |

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ORDER

WHEREAS, the Department of Banking (the "Department") is the Commonwealth of Pennsylvania's administrative agency authorized and empowered to administer and enforce the Mortgage Licensing Act, 7 Pa. C.S. § 6101 et seq.; and

WHEREAS, the Bureau of Compliance, Investigation and Licensing (the "Bureau") is primarily responsible for administering and enforcing the Mortgage Licensing Act for the Department; and

WHEREAS, the Mortgage Licensing Act amended the Mortgage Act on August 5, 2009. *See* 7 Pa. C.S. § 6101 et seq., amended by Act 31 of 2009, H.B. 1654 (P.N. 2448); and

WHEREAS, US Loan Outreach maintains a website, [www.usloanoutreach.com](http://www.usloanoutreach.com); and

WHEREAS, US Loan Outreach advertises that it is in the mortgage loan modification business. *See* Exhibit A; and

WHEREAS, "Pennsylvania" is included in the dropdown menu under the "Contact Us" section. *See* Exhibit A; and

WHEREAS, the Mortgage Licensing Act applies to any mortgage loan that is "(i) negotiated, offered or otherwise transacted within this Commonwealth, in whole or in part,

whether by the ultimate lender *or any other person*; (ii) made or executed within this Commonwealth; or (iii) notwithstanding the place of execution, secured by real property located in this Commonwealth.” 7 Pa. C.S. § 6135(1) (emphasis added); and

WHEREAS, Section 6102 of the Mortgage Licensing Act defines “mortgage loan business” as “[t]he business of advertising, causing to be advertised, soliciting, negotiating or arranging in the ordinary course of business or offering to make or making mortgage loans.” 7 Pa. C.S. § 6102; and

WHEREAS, Section 6102 of the Mortgage Licensing Act defines a “first mortgage loan” as a loan which is “(1) made primarily for personal, family or household use; and (2) secured by any first lien mortgage, deed of trust, or equivalent consensual security interest on a dwelling or on residential real estate.” 7 Pa. C.S. § 6102; and

WHEREAS, Section 6102 of the Mortgage Licensing Act defines a “secondary mortgage loan” as “(1) made primarily for personal, family or household use; and (2) secured by any secondary lien mortgage, deed of trust, or equivalent consensual security interest on a dwelling or on residential real estate.” 7 Pa. C.S. § 6102; and

WHEREAS, Section 6102 of the Mortgage Licensing Act defines a “mortgage loan” as “[a] first or secondary mortgage loan, or both, as the context may require.” 7 Pa. C.S. § 6102; and

WHEREAS, Section 6102 of the Mortgage Licensing Act defines a “mortgage originator” as “(1) [a]n individual [who] takes a mortgage loan application or offers or negotiates terms of a mortgage loan for compensation or gain.” 7 Pa. C.S. § 6102; and

WHEREAS, by advertising the loan modification business to Pennsylvania consumers, US Loan Outreach has engaged in the "mortgage loan business" as defined in the Mortgage Licensing Act; and

WHEREAS, Section 6111(a) of the Mortgage Licensing Act provides that ". . . no person shall engage in the mortgage loan business in this Commonwealth without being licensed as a mortgage broker, mortgage lender, mortgage loan correspondent or mortgage originator as provided under this chapter. A mortgage originator may not engage in the mortgage loan business unless the mortgage originator is employed and supervised by a licensed mortgage broker, mortgage lender or mortgage loan correspondent. . ." 7 Pa. C.S. § 6111(a); and

WHEREAS, US Loan Outreach does not meet any of the exceptions to licensure in Sections 6111(b) and 6112 of the Mortgage Licensing Act. *See* 7 Pa. C.S. §§ 6111(b), 6112; and

WHEREAS, US Loan Outreach is not licensed to engage in the mortgage loan business in Pennsylvania; and

WHEREAS, US Loan Outreach has violated the Mortgage Licensing Act by engaging in the mortgage loan business in Pennsylvania without a license; and

WHEREAS, Section 6138(a)(4) of the Mortgage Licensing Act provides the Department with authority to issue orders as may be necessary for the proper conduct of the mortgage loan business and the enforcement of the Mortgage Licensing Act. 7 Pa. C.S. § 6138(a)(4); and

WHEREAS, Section 6140(a) of the Mortgage Licensing Act provides, in relevant part that "[a] person subject to the provisions of this chapter and not licensed by the department who violates any provision of this chapter or who commits any action which would subject a license to suspension, revocation or nonrenewal under section 6139 (relating to suspension, revocation

or refusal) may be fined by the department up to \$10,000 for each offense.” 7 Pa. C.S. § 6140(a); and

AND NOW, THEREFORE, since US Loan Outreach has engaged in unlicensed activity, the Bureau, pursuant to its authority referenced above hereby imposes the following Order:

1. Loan Origination. Upon the effective date of this Order, US Loan Outreach and any and all officers, members, managers, employees, independent contractors or agents of US Loan Outreach shall cease and desist from engaging in the mortgage loan business subject to the Mortgage Licensing Act, including, but not limited to, advertising (including website advertising), accepting applications and negotiating mortgage loans and mortgage loan modifications in Pennsylvania or to Pennsylvania consumers, unless and until such time that US Loan Outreach and all loan originators as defined by the Mortgage Licensing Act are licensed by the Department pursuant to the Mortgage Licensing Act.

2. Pipeline Report. Upon the effective date of this Order, US Loan Outreach shall provide a list of consumers who US Loan Outreach has worked with in order to negotiate mortgage loan modifications (the “Pipeline Report”). The Pipeline Report shall include, but is not limited to:

- a. The names, addresses and phone numbers of consumers that have responded to US Loan Outreach’s advertisements (including usloanoutreach.com) or that US Loan Outreach has as clients; and
- b. The amount of fees collected from the consumers; and
- c. The current rate, term and payment of the consumers’ loans; and

- d. The proposed rate, term and payment of the loans subsequent to the loan modification; and
- e. The current status and/or resolution of the loan modification.

The list shall be sent to John Talalai, Administrator, Compliance Division, at [jtalalai@state.pa.us](mailto:jtalalai@state.pa.us), by 5:00 PM eastern time on the effective date of this Order.

3. Advertising. Upon the effective date of this Order, US Loan Outreach shall provide a list of any other websites or copies of any other advertising that US Loan Outreach utilizes including, but not limited to, mail solicitations. The information shall be sent to John Talalai, Administrator, Compliance Division, at [jtalalai@state.pa.us](mailto:jtalalai@state.pa.us), by 5:00 PM eastern time on the effective date of this Order.

4. Contact Information. Upon the effective date of this Order, US Loan Outreach shall provide a list of all owners, officers and employees of US Loan Outreach. The list shall include the name, address telephone number and position of these individuals. The information shall be sent to John Talalai, Administrator, Compliance Division, at [jtalalai@state.pa.us](mailto:jtalalai@state.pa.us), by 5:00 PM eastern time on the effective date of this Order.

5. Non-prohibited Conduct. Nothing in this Order shall prevent US Loan Outreach from negotiating loan modifications for consumers listed on the Pipeline Report if the consumers listed on the Pipeline Report provided the consumer wants US Loan Outreach to proceed on his/her behalf.

6. Reservation of Rights. Nothing in this Order shall prevent the Bureau from taking any further administrative action as deemed necessary including, but not limited to imposing fines pursuant to Section 6140(a) or (b) of the Mortgage Licensing Act or seeking restitution for consumers.

IT IS SO ORDERED.

~~John F. Adair~~  
John F. Adair, Administrator  
Department of Banking,  
Bureau of Compliance, Investigation and Licensing

4-15-2010  
(Date)

EXHIBIT A

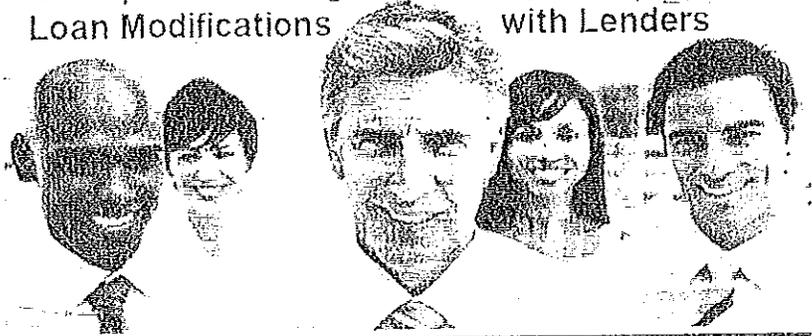
# US Loan Outreach



- HOME
- ABOUT US
- LOAN MODIFICATION CHECKLIST
- AFFILIATE SIGN UP

Our Experienced Legal Team Negotiates Low Rate Loan Modifications with Lenders

Featured Video



## Legal Based Loan Modification Programs Save You Money! 866-945-6263

US Loan Outreach believes that every homeowner who has had a bad mortgage or an option ARM needs a loan modification alternative with attorney backing to best negotiate a low fixed rate payment with your lender. If you're having trouble with financial issues, our outstanding legal team has the experience and drive you need to save your home and work out a mortgage that meets your present budget.

US Loan Outreach offers loan modification programs to qualified homeowners nationally. If you are unable to qualify for

CONTACT US

Your Name

Email

Phone Number

US Loan Outreach believes that every homeowner who was dealt a bad mortgage, or an option ARM needs a loan modification alternative with a money back guarantee to help negotiate a low fixed rate payment with your lender. If you recently came into a financial hardship, our mortgage relief team has the experience and drive you need to save your home and work-out a mortgage that meets your present budget.

US Loan Outreach offers loan modification programs to qualified homeowners nationally. If you are unable to qualify for a traditional refinance or second mortgage, take advantage of the federal loan modification opportunities that are saving homes for all types of borrowers. The US Loan Outreach Mission aims to protect homeowners from foreclosure and subprime mortgage payments that are not affordable. Our Loan Modification team feels that homeowners deserve the lowest interest rates available from the Federal Reserve's discounted money. Our East Coast Office is located in Ovington, Mass. 01917. Our West Coast Office is located in Riverside, California 92509.

### Why US Loan Outreach for Mortgage Modifications?

US Loan Outreach is a trusted loan modification company that was founded by experienced lawyers who specialize in mortgage lender negotiations and loan modifications for homeowners in all fifty states. Our loan modification team does far more than just quick payment vacations or short term loan forbearance. Our legal relief team negotiates with your lender for successful loan workouts and forensics loan audits that often uncover predatory lending abuses. Over 2.3 million American homeowners lost their homes in foreclosure last year so 2008 saw an 81% increase in foreclosure rates. Many real estate and mortgage insiders believe the worst may be yet to come in our struggling economy with reasons

### The Best Loan Modification Company for Low Rates

Our loan modification solutions offer unique opportunities to homeowners who are behind and struggling with their mortgage payments. Our loan modification team consists of mortgage modifiers and loan negotiators offer more effective mortgage relief services. US Loan Outreach remains committed to providing home financing solutions to distressed homeowners with mortgage modification programs that create an affordable monthly payment while ensuring fixed simple interest rate terms and truly sense leniency because the newly modified payments increase cash flow significantly. US Loan Outreach continues to negotiate loan modification plans and loan workouts with credit unions, banks, and mortgage

### CONTACT US

Your Name:

Email:

Phone Number:

Are you behind on mortgage?

State:

### Recent Mortgage Relief Posts

- [Mortgage Delinquencies Signal Credit Crunch](#)
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- [Home Foreclosures Better Financed than Mortgage Loan Modifications](#)
- [Foreclosure Crisis Worsens with Lack of Home Refinancing Available on Main Street](#)
- [Mortgage Relief May be in Horizon for Distressed Homeowners](#)
- [Qualifying for a Loan Modification](#)

that was founded by experienced lawyers who specialize in mortgage lender negotiations and loan modifications for homeowners in all fifty states. Our loan modification team does far more than just quick payment vacations or short sided band-aid repairs. Our legal team negotiates with your lender for successful loan workouts and forensic loan audits that often uncover predatory lending abuse. Over 2.3 million American homeowners lost their homes in foreclosure last year so 2008 saw an 81% increase for foreclosure rates. Many real estate and mortgage insiders believe the worst may be yet to come in our sluggish economy with massive corporate layoffs and a housing market under fire with home values forecasted to drop another 20% nationally in 2009. We have helped thousands of homeowners save money with mortgage rate reductions that lower payments while saving their primary residence. Even if you have been turned down by lenders for refinancing or modification requests, call us Toll Free at 877-502-4762 and you will see why our legal team has an amazing success rate achieving mortgage relief for delinquent homeowners with bad credit and/or no equity.

to homeowners who are behind and struggling with their mortgage payments. Our loan modification team consists of mortgage modifiers and loan negotiators offer more effective mortgage relief services. US Loan Outreach remains committed to providing home financing solutions to distressed homeowners with mortgage modification programs that create an affordable monthly payment while ensuring fixed simple interest rate terms that make sense financially because the newly modified payments increase cash flow significantly. US Loan Outreach continues to negotiate loan modification plans and loan workouts with credit unions, banks, and mortgage lenders like Citibank, Chase, BofA, Countrywide, HSBC, Washington Mutual, US Bank, UDDC, Wells Fargo and Wachovia. Our loan negotiators and foreclosure lawyers have the experience you need to get mortgages modified efficiently to the lowest possible mortgage rate that yields the most significant reduction in monthly home loan payments. The Fed agreed to buy \$500 billion in bad mortgage securities guaranteed by Fannie Mae and Freddie Mac that will ensure loan modification opportunities for millions of distressed homeowners.

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- [Foreclosure Crisis Worsens with Lack of Home Refinance Available on Main Street](#)
- [Mortgage Relief May Be in Horizon for Distressed Homeowners](#)
- [Qualifiers for a Loan Modification](#)
- [U.S. Homeowners Lost Over 3 Trillion in Home Value in 2008](#)
- [GOP Requests More Mortgage Relief for Stimulus Package](#)
- [Court Order Loan Modifications Extend Mortgage Relief to Homeowners](#)
- [US House Panel Approves New Measure for Mortgage Loans on Primary Residences](#)

### Loan Modification Resources

- [Loan Modification Leads](#) (Loan Modification News)
- [Key Home Group](#) (Mortgage Marketing)
- [FHFA Streamline Refinance](#) (Mortgage Resources)
- [Mortgage Leads](#) (Mortgage Marketing)
- [VA Homeless Rates](#) (Blogroll)
- [FHFA Home Loans](#) (Mortgage Resources)
- [Retail Settlement Leads 'Last Rate' Comments](#) (Loan Modifications) (Foreclosure Prevention)

homeowners with bad credit and/or no equity

opportunities for millions of distressed homeowners

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### Social Profiles



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DEPARTMENT OF BANKING

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|-------------------------------|---|----------------------|--------------------|
| COMMONWEALTH OF PENNSYLVANIA  | : | Docket No. : 10-0112 | (ENCL-ORD)         |
| DEPARTMENT OF BANKING, BUREAU | : |                      | PA DEPT OF BANKING |
| OF COMPLIANCE, INVESTIGATION  | : |                      |                    |
| AND LICENSING                 | : |                      |                    |
|                               | : |                      |                    |
|                               | : |                      |                    |
| v.                            | : |                      |                    |
|                               | : |                      |                    |
| US LOAN OUTREACH.             | : |                      |                    |

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CERTIFICATE OF SERVICE

I hereby certify that I have this day served a copy of the foregoing Order upon the parties below, who constitute the only parties of record in this proceeding, in accordance with the requirements of 1 Pa. Code §§ 33.35, 33.36 and 33.37:

BY CERTIFIED AND FIRST CLASS MAIL

US Loan Outreach  
320 Encinitas Blvd  
Encinitas, CA 92024

Dated this 15<sup>th</sup> day of April, 2010.

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Lauren A. Sassani  
Assistant Counsel  
Attorney I.D. # 203016  
FOR: Commonwealth of Pennsylvania  
Department of Banking  
17 North Second Street, Suite 1300  
Harrisburg, PA 17101  
(717) 787-1471