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COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF BANKING

PA DEPT OF BANKING

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF BANKING, BUREAU
OF COMPLIANCE, INVESTIGATION AND
LICENSING

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DOCKET No. 11 0117 (ENF-CO)
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v.

KAMERON FUNDING, INC.

CONSENT AGREEMENT AND ORDER

The Commonwealth of Pennsylvania, acting through the Department of Banking ("Department"), Bureau of Examinations, conducted an examination of Kameron Funding, Inc. ("Kameron Funding"), and its officers, employees and directors. Based on the results of the examination, the Bureau of Compliance, Investigation and Licensing ("Bureau") believes that Kameron Funding operated in violation of the Mortgage Licensing Act, 7 Pa. C.S. § 6101 *et seq.* and the regulation promulgated under the Mortgage Licensing Act known as the Proper Conduct of Lending and Brokering in the Mortgage Loan Business ("Proper Conduct Regulation"), 10 Pa. Code § 46.1 *et seq.* The parties to the above captioned matter, in lieu of litigation, hereby stipulate that the following statements are true and correct in the settlement of the above-captioned matter and, intending to be legally bound, hereby agree to the terms of this Consent Agreement and Order ("Order").

BACKGROUND

1. The Department is the Commonwealth of Pennsylvania's administrative agency authorized and empowered to administer and enforce the Mortgage Licensing Act.

2. The Bureau is primarily responsible for administering and enforcing the Mortgage Licensing Act and the Proper Conduct Regulation for the Department.

3. Kameron Funding is currently licensed as a Mortgage Broker, license no. 20774 and Nationwide Mortgage Licensing System and Registry ID# 102560, with a principal place of business located at 5031 Red Oak Lane, Mohnton, PA 19540 ("Principal Place").

4. On or around September 13, 2010, an examination of Kameron Funding commenced at the Principal Place (the "Examination").

Failure To Provide Completed Pennsylvania Consumer Disclosure

5. The Examination revealed that Kameron Funding was not providing the applicant with a fully completed Pennsylvania Consumer Disclosure.

6. Section 46.2(b)-(f) of the Proper Conduct Regulation requires a licensee to disclose important terms relating to interest rates, penalties, and amortization features, among other things. Further, Section 46.2(b)-(f) requires a licensee to mail the disclosure forms within three business days of receipt of the borrower's application and requires the licensee to require the applicant to sign and date the disclosure forms within ten days from the day the disclosure forms were mailed or delivered. 10 Pa. Code § 46.2(b)-(f).

7. Kameron Funding failed to make all the required disclosures under Section 46.2(b)-(f) of the Property Conduct Regulation and thus violated the Proper Conduct Regulation. 10 Pa. Code § 46.2(b)-(f).

8. In response to the Examination, Kameron Funding added the Pennsylvania Consumer Disclosure to the company's origination software in order to ensure that it makes the required disclosures on every application pursuant to the Proper Conduct Regulation.

Authority of the Department

9. Section 46.3(a) of the Proper Conduct Regulation provides that a violation of the Proper Conduct Regulation is a violation of Mortgage Licensing Act. 10 Pa. Code § 46.3(a).

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

11. Section 6140(b) of the Mortgage Licensing Act provides, in relevant part, that “[a] person licensed under this chapter or director, officer, owner, partner, employee or agent of a licensee who violates a provision of this chapter or who commits any action which would subject the licensee to suspension, revocation or nonrenewal under section 6139 may be fined by the department up to \$10,000 for each offense.” 7 Pa. C.S. § 6140(b).

VIOLATIONS

12. Kameron Funding is in violation of Section 46.2(c) of the Proper Conduct Regulation by not consistently providing the applicant with a fully completed Pennsylvania Consumer Disclosure.

RELIEF

13. Fine. Kameron Funding will pay to the Department a fine in the amount of \$1,000 which shall be due within 30 days of the Effective Date of this Order. The payment shall be made by certified check or money order made payable to the “Department of Banking” and shall be sent to the attention of the Department of Banking, Bureau of Compliance, Investigation and Licensing located at 17 North Second Street, Suite 1300, Harrisburg, Pennsylvania 17101.

14. Corrective Action. Upon the Effective Date of the Order, Kameron Funding shall provide every applicant with a fully completed Pennsylvania Consumer Disclosure pursuant to Section 46.2(b)-(f) of the Proper Conduct Regulation

FURTHER PROVISIONS

15. Consent. Kameron Funding hereby knowingly, willingly, voluntarily and irrevocably consents to the entry of this Order pursuant to the Bureau's order authority under the Mortgage Licensing Act and agrees that it understands all of the terms and conditions contained herein. Kameron Funding, by voluntarily entering into this Order, waives any right to a hearing or appeal concerning the terms, conditions and/or penalties set forth in this Order.

16. Publication. The Department will publish this Order pursuant to its authority in Section 302.A.(5) of the Department of Banking Code. 71 P.S. § 733-302.A.(5).

17. Entire Agreement. This Order contains the whole agreement between the parties. There are no other terms, obligations, covenants, representations, statements, conditions, or otherwise, of any kind whatsoever concerning this Order. This Order may be amended in writing by mutual agreement by the Bureau and Kameron Funding.

18. Binding Nature. The Department and Kameron Funding intend to be and are legally bound by the terms of this Order.

19. Counsel. This Order is entered into by the parties upon full opportunity for legal advice from legal counsel.

20. Effectiveness. Kameron Funding hereby stipulates and agrees that the Order shall become effective on the date that the Bureau executes the Order ("Effective Date").

21. Other Enforcement Action.

a. The Department reserves all of its rights, duties, and authority to enforce all statutes, rules and regulations under its jurisdiction against Kameron Funding in the future regarding all matters not resolved by this Order.

b. Kameron Funding acknowledges and agrees that this Order is only binding upon the Department and not any other local, state or federal agency, department or office regarding matters within this Order.

22. Authorization. The parties below are authorized to execute this Order and legally bind their respective parties.

23. Counterparts. This Order may be executed in separate counterparts, by facsimile and PDF.

24. Titles. The titles used to identify the paragraphs of this document are for the convenience of reference only and do not control the interpretation of this document.

WHEREFORE, in consideration of the foregoing, including the recital paragraphs, the

Department and Kameron Funding, intending to be legally bound, do hereby execute this

Consent Agreement and Order.

**FOR THE COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF BANKING, BUREAU OF COMPLIANCE,
INVESTIGATION AND LICENSING**

Ryan M. Walsh, Administrator
Department of Banking,
Bureau of Compliance, Investigation and Licensing

Date: June 21, 2011

FOR KAMERON FUNDING, INC.

(Officer Signature)

Print Officer Name

PRESIDENT
(Title)

Date: 6/21/11