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COMMONWEALTH OF PENNSYLVANIA 2015 NOV 28 PM 2:23
DEPARTMENT OF BANKING

PA DEPARTMENT OF
BANKING AND SECURITIES

COMMONWEALTH OF PENNSYLVANIA	:	
DEPARTMENT OF BANKING AND	:	
SECURITIES, COMPLIANCE OFFICE	:	Docket No. 16 <u>0013</u> (BNK-CAO)
	:	
	:	
.v.	:	
	:	
WILLIAM A. WEEKS, Individually	:	

CONSENT AGREEMENT AND ORDER

The Commonwealth of Pennsylvania, acting through the Department of Banking and Securities (the "Department") has reviewed a complaint relating to William A. Weeks ("Weeks"). Based on the results of the review, the Department believes that Weeks, operated in violation of the Mortgage Licensing Act, 7 PA. C.S. §6101 *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 (the "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 Department conducts administration and enforcement of the Mortgage Licensing Act, primarily through the Compliance Office of its Non-Depository Deputate ("Compliance Office").

3. Weeks is licensed as the President of Federated Mortgage Corp., License No. 21198 and NMLS ID#101475, under the Mortgage Licensing Act.

4. The Department was made aware of unauthorized contact with a licensed appraiser by Weeks.

5. Weeks engaged in an unauthorized practice by initiating contact with an independent appraiser in an attempt to ascertain the expected completion date of an order.

Authority of the Department

6. Section 6139 (a)(3) of the Mortgage Licensing Act provides in relevant part that "The department may suspend, revoke or refuse to renew a license issued under this chapter if any fact or condition exists or is discovered which, if it had existed or had been discovered at the time of filing of the application for the license, would have warranted the department in refusing to issue the license or if a licensee or director, officer, partner, employee, mortgage originator or owner of a licensee has: (3) Engaged in dishonest, fraudulent or illegal practices or conduct in a business or unfair or unethical practices or conduct in connection with the mortgage loan business." 7 Pa. C.S. § 6139(a)(3)

7. 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, mortgage originator 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

8. Weeks is in violation of Section 6139(3) of the Mortgage Licensing Act which prohibits engaging in unauthorized practices.

RELIEF

9. Fine. Within thirty (30) days of the Effective Date of this Order, Weeks will pay to the Department a fine in the amount of \$5,000.

10. Corrective Measures.

a. Weeks shall cease any future contact with appraisers which violates the Mortgage Licensing Act.

b. Weeks shall ensure it maintains adequate compliance oversight of employees to ensure future compliance.

FURTHER PROVISIONS

11. Consent. Weeks hereby knowingly, willingly, voluntarily and irrevocably consents to the entry of this Order pursuant to the Department's order authority under the Mortgage Licensing Act and agrees that it understands all of the terms and conditions contained herein. Weeks 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.

12. Publication and Release. Weeks consents to the publication and release of this Order.

13. 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 Compliance Office and Weeks.

14. Binding Nature. The Compliance Office and Weeks intend to be and are legally bound by the terms of this Order.

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

16. Effectiveness. Weeks hereby stipulates and agrees that the Order shall become effective on the date that the Compliance Office executes the Order (the "Effective Date").

17. 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 Weeks in the future regarding all matters not resolved by this Order.

b. Weeks 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.

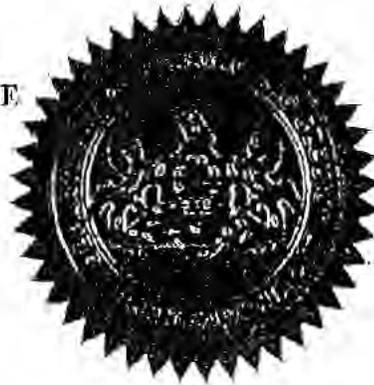
18. Authorization. The parties below are authorized to execute this Order and legally bind their respective parties.

19. Counterparts. This Order may be executed in separate counterparts and by facsimile.

20. 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 Weeks intending to be legally bound, do hereby execute this Consent Agreement and Order.

FOR THE COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF BANKING, COMPLIANCE OFFICE



Redacted

Ryan M. Walsh, Director
Compliance Office
Department of Banking and Securities

Date: November 28, 2016

FOR WILLIAM A. WEEKS

Redacted
(Signature)

WILLIAM WEEKS
(Print Name)

PRESIDENT
(Title)

Date: 11/28/16