

COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF BANKING

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

PA DEPT OF BANKING

Docket No. 09 0048 (ENF-ORD)

v.

AARON THOMPSON

ORDER OF PROHIBITION

WHEREAS, the Department of Banking (the "Department") is the Commonwealth of Pennsylvania's administrative agency authorized and empowered to administer and enforce 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 Act for the Department; and

WHEREAS, the Mortgage Act is the successor statute to Chapter 3 of the Mortgage Bankers and Brokers and Consumer Equity Protection Act (the "MBBCEPA"), 63 P.S. § 456.301 et. seq., and the Secondary Mortgage Loan Act (the "SMLA"), 7 P.S. § 6601 et. seq. On November 5, 2008, Chapter 3 of the MBBCEPA and the SMLA were repealed by operation of law and replaced by the Mortgage Act; and

WHEREAS, People's Home Mortgage was licensed as a first mortgage broker by the Department, license number 11967, until July 1, 2008; and

WHEREAS, People's Home Mortgage was located at 130 Wabash Street, Ste 302, Pittsburgh, PA 15220-5433; and

WHEREAS, Aaron Thompson ("Thompson") worked in the mortgage industry as an office supervisor at People's Home Mortgage; and

WHEREAS, on January 30, 2008 the United States Attorneys' Office, Western District of Pennsylvania, filed an Indictment against Thompson (See a copy of the Indictment attached as Exhibit A); and

WHEREAS, the Indictment provides that Thompson submitted "fraudulent" mortgage applications on behalf of borrowers to lenders (See Exhibit A, ¶¶ 2-3); and

WHEREAS, the mortgage applications contained misrepresentations regarding the borrowers' financial conditions (See Exhibit A, ¶¶ 2-3); and

WHEREAS, Thompson submitted "fraudulent documents" to lenders regarding the borrowers' financial conditions, including but not limited to, "verifications of employment, verifications of deposit, appraisals, pay stubs, and W-2s" (See Exhibit A, ¶3); and

WHEREAS, Thompson, through his co-workers, applied for loans to purchase properties in Western Pennsylvania (See Exhibit A, ¶4); and

WHEREAS, in the loan applications submitted to lenders, Thompson knowing permitted "material misrepresentations" to be made about his financial condition (See Exhibit A, ¶5); and

WHEREAS, Thompson knowingly permitted "false documents" to be submitted to lenders regarding his financial condition, including, but not limited to, "verifications of employment, verifications of deposit, appraisals, pay stubs and W-2s" (See Exhibit A, ¶6); and

WHEREAS, the Indictment provides that Thompson committed "Wire Fraud" conspiracy by submitting the aforementioned mortgage applications and documents through the use of "interstate wires" (See Exhibit A, ¶¶7-8); and

WHEREAS, the "Wire Fraud" conspiracy relates to the mortgage industry (See Exhibit A, ¶¶7-8); and

WHEREAS, Wire Fraud conspiracy is a felony; and

WHEREAS, on April 9, 2008, Thompson pled guilty to the Indictment (See a copy of the Guilty Plea attached as Exhibit B); and

WHEREAS, Section 6138(a)(4) of the Mortgage Act (corresponding to Section 310(a) of the MBBCEPA and Section 16(1) of the SMLA) grants the Department broad authority to issue orders as may be necessary for the enforcement of the Mortgage Act. See 7 Pa. C.S. § 6138(a)(4) (corresponding to 63 P.S. § 456.310(a) and 7 P.S. § 6616(1)); and

**AND NOW THEREFORE**, based upon the foregoing recitals, the Bureau, under the authority cited above, hereby imposes the following Order. Upon the effective date of this Order:

Aaron Thompson, as a natural person or as a corporation or as any other form of organization of any kind whatsoever, is hereby prohibited from working in the mortgage loan business as regulated by the Mortgage Act as a licensee, employee, independent contractor, agent, representative, or in any other capacity of any kind whatsoever, in any way whatsoever.

**IT IS SO ORDERED.**

Date: April 1, 2008

\_\_\_\_\_  
Ryan M. Walsh, Administrator  
Department of Banking,  
Bureau of Compliance, Investigation and Licensing  
Market Square Plaza  
17 N. 2<sup>nd</sup> Street, Suite 1300  
Harrisburg, PA 17101



1538

IN THE UNITED STATES DISTRICT COURT  
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA )  
 )  
 v. ) Criminal No. 08-53  
 )  
 AARON THOMPSON ) (18 U.S.C. § 1349)

INDICTMENT

COUNT ONE

The Grand Jury charges:

THE CONSPIRACY AND ITS OBJECTS

1. From in and around July 2005, and continuing thereafter until in and around October 2005, in the Western District of Pennsylvania and elsewhere, the defendant, AARON THOMPSON, knowingly and willfully did conspire, combine, confederate and agree with other persons known to the Grand Jury, to commit an offense against the United States, that is, Wire Fraud, in violation of Title 18, United States Code, Section 1343.

MANNER AND MEANS OF THE CONSPIRACY

2. It was a part of the conspiracy that individuals known to the grand jury as LT and CC, with the assistance of defendant, AARON THOMPSON, arranged for the submission of fraudulent loan applications of borrowers that contained material misrepresentations as to the borrowers' financial condition.

3. It was further a part of the conspiracy that LT and CC, with the assistance of defendant, AARON THOMPSON, submitted and caused the submission of fraudulent documents in connection with those loan application to lenders, including but not limited to,

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verifications of employment, verifications of deposit, appraisals, pay stubs, and W-2s.

4. It was a part of the conspiracy that the defendant, AARON THOMPSON, with the assistance of other members of the conspiracy, applied for loans to purchase properties in the Western District of Pennsylvania, including the property located at 1907 Funston Avenue, Pittsburgh, PA 15135.

5. It was further a part of the conspiracy that LT and CC, with the knowledge of the defendant, AARON THOMPSON, made material misrepresentations in connection with the loan applications about the financial condition of the defendant, AARON THOMPSON.

6. It was further a part of the conspiracy that LT and CC, with the knowledge of the defendant, AARON THOMPSON, submitted false documents in connection with the loan applications, such documents including but not limited to, verifications of employment, verifications of deposit, appraisals, pay stubs, and W-2s.

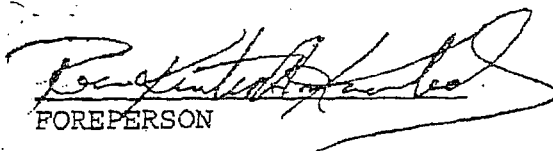
7. It was further a part of the conspiracy that LT and CC submitted and caused the submission of fraudulent loan applications and other fraudulent documents through the use of the interstate wires, in furtherance of the Wire Fraud scheme.

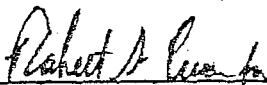
8. It was further a part of the conspiracy that LT and CC, and other members of the conspiracy caused wire transfers from the accounts of the lending institutions, located outside the Commonwealth of Pennsylvania, to the accounts of the closing agents

located in the Commonwealth of Pennsylvania, in furtherance of the Wire Fraud scheme.

All in violation of Title 18, United States Code, Section 1349.

A True Bill,

  
FOREPERSON

  
MARY BETH BUCHANAN  
United States Attorney  
PA ID No. 50254



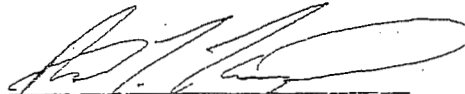


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FOR THE WESTERN DISTRICT OF PENNSYLVANIA

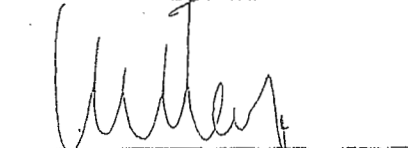
UNITED STATES OF AMERICA,	)	
	)	
v.	)	
	)	Criminal No. 08-53
AARON THOMPSON,	)	
	)	
Defendant.	)	

PLEA

AND NOW, the defendant,  
AARON THOMPSON,  
in the above entitled case  
hereby withdraws his  
plea of NOT GUILTY,  
entered February 21, 2008,  
and now pleads GUILTY  
to count one in open court this  
9th day of April, 2008.

  
\_\_\_\_\_

Defendant

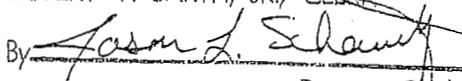
  
\_\_\_\_\_

Attorney

CERTIFIED FROM THE RECORD

Date FEB - 5 2009

ROBERT V. BARTH, JR., CLERK

By 

Deputy Clerk

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DEPARTMENT OF BANKING

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AARON THOMPSON

CERTIFICATE OF SERVICE

I hereby certify that I have this day served a copy of the foregoing **Order of Prohibition** upon the parties below, who constitute the only parties of record in this proceeding, in accordance with the requirements of 1 Pa. Code § 33.31:

**VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED  
AND FIRST CLASS MAIL**

Aaron Thompson  
12 Grace Street  
Pittsburgh, PA 15204

Dated this 1<sup>st</sup> day of April, 2009

Begene A. Bahl, Assistant Counsel  
Commonwealth of Pennsylvania  
Department of Banking  
17 North Second Street, Suite 1300  
Harrisburg, PA 17101  
(717) 787-1471