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**STATE OF WASHINGTON
DEPARTMENT OF FINANCIAL INSTITUTIONS
DIVISION OF CONSUMER SERVICES**

IN THE MATTER OF DETERMINING
Whether there has been a violation of the
Mortgage Broker Practices Act of Washington by:

NO. C-05-059-09-CO02

RM ERONEMO, LLC,
RALPH M. ERONEMO, Owner and Designated
Broker, and
ELLEN V. MILAM, Loan Originator,

CONSENT ORDER

ELLEN V. MILAM

Respondents.

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COMES NOW the Director of the Department of Financial Institutions (Director), through his designee Deborah Bortner, Division Director, Division of Consumer Services, and Ellen V. Milam (hereinafter Respondent Milam), Loan Originator, and finding that the issues raised in the above-captioned matter, as they relate to Respondent Milam, may be economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order is entered pursuant to chapter 19.146 of Revised Code of Washington (RCW) and RCW 34.05.060 of the Administrative Procedure Act based on the following:

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AGREEMENT AND ORDER

The Department of Financial Institutions, Division of Consumer Services (Department) and Respondent Milam have agreed upon a basis for resolution of the matters alleged in Statement of Charges No. C-05-059-08-SC02 (Statement of Charges), entered November 21, 2008, (copy attached hereto). Pursuant to chapter 19.146 RCW, the Mortgage Broker Practices Act (Act), and RCW 34.05.060 of the Administrative Procedure Act, Respondent Milam hereby agrees to the Department's entry of this Consent Order and further agrees that the issues raised in the above-captioned matter may be economically and efficiently settled by entry of this Consent Order. The parties intend this Consent Order to fully resolve the Statement of Charges. Respondent Milam is agreeing not to contest the Statement of Charges in consideration of the terms of this Consent Order.

Based upon the foregoing:

CONSENT ORDER
C-05-059-09-CO02
Ellen V. Milam

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DEPARTMENT OF FINANCIAL INSTITUTIONS
Division of Consumer Services
150 Israel Rd SW
PO Box 41200
Olympia, WA 98504-1200
(360) 902-8703

1 A. **Jurisdiction.** It is AGREED that the Department has jurisdiction over the subject matter of the
2 activities discussed herein.

3 B. **Waiver of Hearing.** It is AGREED that Respondent Milam has been informed of the right to a
4 hearing before an administrative law judge, and that she hereby waives her right to a hearing and any and all
5 administrative and judicial review of the issues raised in this matter, or of the resolution reached herein.
6 Accordingly, Respondent Milam agrees to withdraw her appeal, and by her signature below hereby withdraws her
7 appeal.

8 C. **Admission of Liability.** Respondent Milam admits to the violations of RCW 19.146.0201(1), (2),
9 and (3) more specifically set forth in the Statement of Charges and incorporated herein by reference.

10 D. **Prohibition from Industry.** It is AGREED that Respondent Milam is prohibited from participating
11 in the conduct of the affairs of any mortgage broker, consumer lender, or escrow agent licensed by the Department
12 or exempt from licensing or regulation by the Department, in any capacity, including, but not limited to: (1) any
13 financial capacity whether active or passive or (2) as an officer, director, principal, designated broker, employee,
14 or loan originator or (3) any management, control, oversight or maintenance of any trust account(s) in any way
15 related to any residential mortgage transaction or (4) receiving, disbursing, managing, or controlling in any way,
16 consumer trust funds in any way related to any residential mortgage transaction.

17 E. **Agreement not to Apply.** It is AGREED that Respondent Milam shall not apply for any license
18 issued by the Department.

19 F. **Non-Compliance with Order.** It is AGREED that Respondent Milam understands that failure to
20 abide by the terms and conditions of this Consent Order may result in further legal action by the Director. In
21 the event of such legal action, Respondent Milam may be responsible to reimburse the Director for the cost
22 incurred in pursuing such action, including, but not limited to, attorney fees.

23 G. **Voluntarily Entered.** It is AGREED that Respondent Milam has voluntarily entered into this
24 Consent Order, which is effective when signed by the Director's designee.

1 H. **Completely Read, Understood, and Agreed.** It is AGREED that Respondent Milam has read this
2 Consent Order in its entirety and fully understands and agrees to all of the same.

3 **RESPONDENT:**

4 *Ellen V. Milam*
5 Ellen V. Milam
6 Loan Originator

9-10-09
Date

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8 DO NOT WRITE BELOW THIS LINE

9 THIS ORDER ENTERED THIS 18th DAY OF September, 2009.

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11 *Deborah Bortner*
12 DEBORAH BORTNER
13 Director
14 Division of Consumer Services
15 Department of Financial Institutions

16 Presented by:

17 *Steven C. Sherman*
18 STEVEN C. SHERMAN
19 Financial Legal Examiner



20 Approved by:

21 *James R. Brusselback*
22 JAMES R. BRUSSELBACK
23 Enforcement Chief