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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
Escrow Agent Registration Act of Washington by:

NO. C-07-511-09-CO02

OMNI CLOSING SERVICES, INC.,
SHEILA MARIE REIMER, Owner and Designated
Escrow Officer,
DIANE SUE GATES, Owner and Former
Designated Escrow Officer,

CONSENT ORDER
OMNI CLOSING SERVICES, INC.

Respondents.

COMES NOW the Director of the Department of Financial Institutions (Director), through his designee Deborah Bortner, Division Director, Division of Consumer Services, and Omni Closing Services, Inc. (hereinafter Respondent), by and through its owners, and finding that the issues raised in the above-captioned matter may be economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order is entered pursuant to chapter 18.44 of Revised Code of Washington (RCW), and RCW 34.05.060 of the Administrative Procedure Act, based on the following:

AGREEMENT AND ORDER

The Department of Financial Institutions, Division of Consumer Services (Department) and Respondent have agreed upon a basis for resolution of the matters alleged in Statement of Charges No. C-07-511-08-SC01 (Statement of Charges), entered October 20, 2008, (copy attached hereto). Pursuant to chapter 18.44 RCW, the Escrow Agent Registration Act (Act) and RCW 34.05.060 of the Administrative Procedure Act, Respondent 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.

Based upon the foregoing:

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 has been informed of the right to a hearing
4 before an administrative law judge, and hereby waives its right to a hearing and any and all administrative and
5 judicial review of the issues raised in this matter, or of the resolution reached herein. Accordingly, Respondent,
6 by the signature of its owners below, withdraws its appeal to the Office of Administrative Hearings.

7 C. **License Revocation.** It is AGREED that Respondent Omni Closing Services, Inc.'s license to
8 conduct the business of an Escrow Agent is revoked.

9 D. **Records Retention.** It is AGREED that Respondent and its owners shall maintain all records
10 involving Washington State escrow transactions for a minimum of six years following the completion of the
11 escrow transaction, in compliance with the Act. It is further AGREED that Respondent and its owners shall keep
12 the Department informed of the location of such records and the name, address, and telephone number of the
13 individual responsible for the maintenance of such records in compliance with the Act.

14 E. **Authority to Execute Order.** It is AGREED that the undersigned have represented and warranted
15 that they have the full power and right to execute this Consent Order on behalf of the Respondent.

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

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

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

24 //
25 //

1 **RESPONDENT:**

2 **Omni Closing Services, Inc.**

3 By:

4 Sheila Marie Reimer
5 Sheila Marie Reimer
6 Owner

8/24/09
Date

7
8 Diane Sue Gates
9 Diane Sue Gates
Owner

8-14-2009
Date

10 **DO NOT WRITE BELOW THIS LINE**

11 THIS ORDER ENTERED THIS 2nd DAY OF September, 2009.

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

17 Presented by:

18 Mark T. Olson
19 MARK T. OLSON
20 Financial Examiner



21 Approved by:

22
23 James R. Brusselback
24 JAMES R. BRUSSELBACK
Enforcement Chief