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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-08-052-09-CO01

MCO MORTGAGE CORPORATION d/b/a  
LIBERTY HOME LOAN SERVICES, and  
MARIA CORAZON OLIVAREZ, President,  
Owner, and Designated Broker,

CONSENT ORDER

Respondents.

9 COMES NOW the Director of the Department of Financial Institutions (Director), through his designee  
10 Deborah Bortner, Division Director, Division of Consumer Services, and MCO Mortgage Corporation d/b/a  
11 Liberty Home Loan Services (hereinafter Respondent MCO), Maria Corazon Olivarez , President, Owner, and  
12 Designated Broker, (hereinafter Respondent Olivarez) and finding that the issues raised in the above-captioned  
13 matter may be economically and efficiently settled, agree to the entry of this Consent Order. This Consent Order  
14 is entered pursuant to chapter 19.146 of Revised Code of Washington (RCW), and RCW 34.05.060 of the  
15 Administrative Procedure Act, based on the following:

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**AGREEMENT AND ORDER**

18 The Department of Financial Institutions, Division of Consumer Services (Department) and Respondents  
19 have agreed upon a basis for resolution of the matters alleged in Statement of Charges No. C-08-052-08-SC01  
20 (Statement of Charges), entered July 18, 2008, (copy attached hereto). Pursuant to chapter 19.146 RCW, the  
21 Mortgage Broker Practices Act (Act) and RCW 34.05.060 of the Administrative Procedure Act, Respondents  
22 hereby agree to the Department's entry of this Consent Order and further agree that the issues raised in the above-  
23 captioned matter may be economically and efficiently settled by entry of this Consent Order. The parties intend  
24 this Consent Order to fully resolve the Statement of Charges.

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CONSENT ORDER  
C-08-052-09-CO01  
MCO Mortgage Corporation d/b/a Liberty Home  
Loan Services and Maria Corazon Olivarez

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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 Based upon the foregoing:

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

4 B. **Waiver of Hearing.** It is AGREED that Respondents have been informed of the right to a hearing  
5 before an administrative law judge, and that they hereby waive their right to a hearing and any and all  
6 administrative and judicial review of the issues raised in this matter, or of the resolution reached herein.  
7 Accordingly, Respondents, by their signatures below hereby withdraw their appeal from the Office of  
8 Administrative Hearings.

9 C. **License.** It is AGREED that the mortgage broker license held by Respondent MCO expired on  
10 December 31, 2008.

11 D. **Prohibition from Industry.** It is AGREED that Respondent Olivarez will not apply to the  
12 Department for any mortgage broker or consumer loan license and further agrees not to act as a mortgage broker  
13 in the conduct of the affairs of any mortgage broker licensed by the Department or any person subject to licensure  
14 or regulation by the Department or any mortgage broker exempt from Washington law under RCW  
15 19.146.020(1)(e) or (g) for five (5) years from the date of entry of this Consent Order.

16 E. **Application for License.** It is AGREED that paragraph D does not restrict Respondent Olivarez  
17 from applying for a loan originator license during the five-year period. Additionally, Respondent Olivarez must  
18 meet any and all application requirements in effect as of the date of her application. The conduct and allegations  
19 serving as the basis for the issuance of the Statement of Charges dated July 18, 2008, will not be used in the  
20 assessment of any future application.

21 F. **Fine.** It is AGREED that Respondents shall pay to the Department a fine of \$3,000, in the form of a  
22 cashier's check made payable to the "Washington State Treasurer," upon entry of this Consent Order.

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1           **G. Investigation Fee.** It is AGREED that Respondents shall pay to the Department an investigation fee  
2 of \$1,089.60, in the form of a cashier's check made payable to the "Washington State Treasurer," upon entry of  
3 this Consent Order.

4           **H. Records Preservation.** It is AGREED that Respondents will maintain records in compliance with  
5 the Act and has provided the Department with the location of the books, records and other information relating to  
6 Respondent MCO Mortgage Corporation's mortgage broker business, and the name, address and telephone  
7 number of the individual responsible for maintenance of such records in compliance with the Act.

8           **I. Authority to Execute Order.** It is AGREED that the undersigned Respondents have represented and  
9 warranted that they have the full power and right to execute this Consent Order on behalf of the parties  
10 represented.

11           **J. Non-Compliance with Order.** It is AGREED that Respondents understand that failure to abide  
12 by the terms and conditions of this Consent Order may result in further legal action by the Director. In the  
13 event of such legal action, Respondents may be responsible to reimburse the Director for the cost incurred in  
14 pursuing such action, including but not limited to, attorney fees.

15           **K. Voluntarily Entered.** It is AGREED that the undersigned Respondents have voluntarily entered into  
16 this Consent Order, which is effective when signed by the Director's designee.

17           **L. Completely Read, Understood, and Agreed.** It is AGREED that Respondents have read this  
18 Consent Order in its entirety and fully understand and agree to all of the same.

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1 RESPONDENTS:

2 MCO Corporation d/b/a Liberty Home Loan Services

3 By:

4 Maria Corazon Olivarez  
5 Maria Corazon Olivarez  
6 President, Owner, and Designated Broker

11-16-09  
Date

7 Maria Corazon Olivarez  
8 Maria Corazon Olivarez  
9 Individually

11-16-09  
Date

10 John A. Long  
11 John A. Long, WSBA No. 15119  
12 Attorney at Law  
13 Attorney for Respondents

11-18-09  
Date

14 DO NOT WRITE BELOW THIS LINE

15 THIS ORDER ENTERED THIS 23<sup>rd</sup> DAY OF November, 2009.



16 Deborah Bortner  
17 DEBORAH BORTNER  
18 Director  
19 Division of Consumer Services  
20 Department of Financial Institutions

21 Presented by:

22 James R. Brunelback for  
23 FATIMA BATIE  
24 Financial Legal Examiner Supervisor

25 Approved by:

James R. Brunelback  
JAMES R. BRUSSELBACK  
Enforcement Chief

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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-08-052-08-SC01

MCO MORTGAGE CORPORATION dba  
LIBERTY HOME LOAN SERVICES and  
MARIA CORAZON OLIVAREZ, President,  
Owner and Designated Broker

STATEMENT OF CHARGES and  
NOTICE OF INTENTION TO ENTER  
AN ORDER TO REVOKE OR SUSPEND  
LICENSE, IMPOSE FINE AND COLLECT  
INVESTIGATION FEE

Respondents.

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**INTRODUCTION**

Pursuant to RCW 19.146.220 and RCW 19.146.223, the Director of the Department of Financial Institutions of the State of Washington (Director) is responsible for the administration of chapter 19.146 RCW, the Mortgage Broker Practices Act (Act)<sup>1</sup>. After having conducted an investigation pursuant to RCW 19.146.235, and based upon the facts available as of the date of this Statement of Charges, the Director, through his designee, Division of Consumer Services Director Deborah Bortner, institutes this proceeding and finds as follows:

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**I. FACTUAL ALLEGATIONS**

**1.1 Respondents.**

A. **MCO Mortgage Corporation dba Liberty Home Loan Services (MCO)** was licensed by the Department of Financial Institutions of the State of Washington (Department) to conduct business as a mortgage broker on September 19, 2001, and continues to be licensed to date. Respondent MCO is licensed to conduct the business of a mortgage broker at: 2414 1<sup>st</sup> Ave, Suite 709, Seattle, WA.

B. **Maria Corazon Olivarez (Olivarez)** is President, Owner, and Designated Broker of Respondent MCO. Respondent Olivarez was named Designated Broker of Respondent MCO on September 19, 2001, and continues as Designated Broker to date.

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<sup>1</sup> RCW 19.146 (2006)

1 **1.2 Failure to Respond to Directive.** On May 31, 2006, the Department, in relation to a complaint, served  
2 a directive on Respondents via first class mail. In addition, on July 31, 2007, the Department went to  
3 Respondents' licensed address and requested documents and records. Respondents did not provide the  
4 requested documents and records. The Department then requested that Respondents provide the documents and  
5 records no later than 5:00 p.m. on August 1, 2007. To date, the Department has not received a response to these  
6 directives.

7 **1.3 On-Going Investigation.** The Department's investigation into the alleged violations of the Act by  
8 Respondents continues to date.

## 9 **II. GROUNDS FOR ENTRY OF ORDER**

10 **2.1 Prohibited Acts.** Based on the Factual Allegations set forth in Section I above, Respondents are in  
11 apparent violation of RCW 19.146.0201 (8) and WAC 208-660-500 (3)(h)(i) for negligently making a false  
12 statement or knowingly and willfully making an omission of material fact in connection with any reports filed  
13 by a mortgage broker or in connection with an investigation conducted by the Department.

14 **2.2 Requirement to Comply with Directives.** Based on the Factual Allegations set forth in Section I  
15 above, Respondents are in apparent violation of RCW 19.146.235 for failing to respond to a directive issued by  
16 the Director or designated person.

17 **2.3 Requirement to Maintain Accurate and Current Books and Records.** Pursuant to RCW 19.146.060  
18 and WAC 208-660-450, a mortgage broker shall make accurate and current books and records readily available  
19 to the Department until at least twenty-five months have elapsed following the effective period to which the  
20 books and records relate.

## 21 **III. AUTHORITY TO IMPOSE SANCTIONS**

22 **3.1 Authority to Revoke or Suspend License.** Pursuant to RCW 19.146.220(2)(d) and (e), and WAC  
23 208-660-530, the Director may revoke or suspend a license for false statements or omission of material  
24 information on the application that, if known, would have allowed the director to deny the application for the  
25 original license, failure to pay a fee required by the Director or maintain the required bond, failure to comply

1 with any directive or order of the Director, any violation of RCW 19.146.050, RCW 19.146.060(3), RCW  
2 19.146.0201(1) through (9) or (12), RCW 19.146.205(4), or RCW 19.146.265.

3 **3.2 Authority to Impose Fine.** Pursuant to RCW 19.146.220(2) (d),(e) and(3) and WAC 208-660-530(6),  
4 the Director may impose fines on a licensee, employee or loan originator of the licensee, or other person subject  
5 to the Act for any violations of RCW 19.146.0201(1) through (9) or (13), RCW 19.146.030 through RCW  
6 19.146.080, RCW 19.146.200, RCW 19.146.205(4), or RCW 19.146.265, or failure to comply with a directive  
7 or order of the Director.

8 **3.3 Authority to Collect Investigation Fee.** Pursuant to RCW 19.146.228(2), WAC 208-660-520(9), (11)  
9 and WAC 208-660-550(1) and (5), upon completion of any investigation of the books and records of a licensee or  
10 other person subject to the Act, the Department will furnish to the licensee or other person subject to the Act a  
11 billing to cover the cost of the investigation. The investigation charge will be calculated at the rate of forty-eight  
12 dollars (\$48) per hour that each staff person devoted to the investigation.

#### 13 IV. NOTICE OF INTENTION TO ENTER ORDER

14 Respondents' violations of the provisions of chapter 19.146 RCW and chapter 208-660 WAC, as set forth  
15 in the above Factual Allegations, Grounds for Entry of Order, and Authority to Impose Sanctions, constitute a basis  
16 for the entry of an Order under RCW 19.146.220, RCW 19.146.221 and RCW 19.146.223. Therefore, it is the  
17 Director's intention to ORDER that:

- 18 **4.1** Respondent MCO's license to conduct the business of a mortgage broker be revoked or suspended; and  
19 **4.2** Respondents MCO Mortgage Corporation dba Liberty Home Loan and Maria Corazon Olivarez jointly and  
20 severally pay a fine, as of the date of these Statement of Charges, of \$10,000;  
21 **4.3** Respondents MCO Mortgage Corporation dba Liberty Home Loan and Maria Corazon Olivarez jointly and  
22 severally pay an investigation fee in the amount of \$1,089.60 calculated at \$48 per hour for the 22.7 staff  
23 hours devoted to the investigation as of the date of this Statement of Charges; and  
24 **4.4** Respondents maintain records in compliance with the Act and provide the Department with the location of  
the books, records and other information relating to Respondent MCO Mortgage Corporation's mortgage  
broker business, and the name, address and telephone number of the individual responsible for maintenance  
of such records in compliance with the Act.


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**V. AUTHORITY AND PROCEDURE**

This Statement of Charges and Notice of Intention to Enter an Order to An Order to Revoke or Suspend License, Impose Fine and Collect Investigation Fee (Statement of Charges) is entered pursuant to the provisions of RCW 19.146.220, RCW 19.146.221, RCW 19.146.223 and RCW 19.146.230, and is subject to the provisions of chapter 34.05 RCW (The Administrative Procedure Act). Respondents may make a written request for a hearing as set forth in the NOTICE OF OPPORTUNITY TO DEFEND AND OPPORTUNITY FOR HEARING accompanying this Statement of Charges.

Dated this 18<sup>th</sup> day of July, 2008.

  
DEBORAH BORTNER  
Director  
Division of Consumer Services  
Department of Financial Institutions

Presented by:

  
FATIMA BATIE  
Financial Legal Examiner Supervisor



Approved by:

  
JAMES R. BRUSSELBACK  
Enforcement Chief