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

IN THE MATTER OF INVESTIGATING
the Loan Originator License Application under the
Mortgage Broker Practices Act of Washington by:

SALLY RUTH LEISURE,

Respondent.

NO. C-08-067-08-SC01

STATEMENT OF CHARGES and
NOTICE OF INTENTION TO ENTER
AN ORDER TO DENY LICENSE APPLICATION

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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)¹. After having conducted an investigation pursuant to RCW 19.146.310, 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:

I. FACTUAL ALLEGATIONS

1.1 Respondent Sally Ruth Leisure (Respondent Leisure) submitted an application to the Department of Financial Institutions of the State of Washington (Department) for a loan originator license under Mortgage T, Inc., fka Mortgage Trust, Inc., a mortgage broker licensed under the Act. The on-line application was received by the Department on or about April 24, 2007.

1.2 Prior Administrative Action. On May 12, 2005, the Oregon State Bar Association, in the Supreme Court of the State of Oregon, suspended Respondent Leisure from the practice of law for a period of eighteen (18) months, effective sixty (60) days from the date of the filing of the decision, pursuant to a violation of the Oregon Code of Professional Responsibility, Disciplinary Rule 1-102(A)(3), Engaging in conduct involving dishonesty, fraud, deceit, or misrepresentation.

¹ RCW 19.146 (Amended 2006; Effective January 1, 2007)

1 **II. GROUNDS FOR ENTRY OF ORDER**

2 **2.1 Requirement of No Prior License Suspension or Revocation.** Based on the Factual Allegations set
3 forth in Section I above, Respondent Leisure fails to meet the requirements of RCW 19.146.310(1)(c) and
4 WAC 208-660-350(2)(b) by having a license issued under this chapter or any similar state statute suspended or
5 revoked within five years of the filing of the present application.

6 **2.2 Requirement to Demonstrate Character and General Fitness.** Based on the Factual Allegations set
7 forth in Section I above, Respondent Leisure fails to meet the requirements of RCW 19.146.310(1)(g) and
8 WAC 208-660-350(2)(a) by failing to demonstrate character and general fitness such as to command the
9 confidence of the community and to warrant a belief that the business will be operated honestly and fairly
10 within the purposes of the Act.

11 **III. AUTHORITY TO IMPOSE SANCTIONS**

12 **3.1 Authority to Deny Application for Loan Originator License.** Pursuant to RCW 19.146.220(1), the
13 Director may deny licenses to loan originators. Pursuant to RCW 19.146.310(2) and WAC 208-660-350(7), the
14 Director shall not issue a loan originator license if the conditions of RCW 19.146.310(1) have not been met by
15 the applicant, and shall notify the loan originator applicant and any mortgage brokers listed on the application
16 of the denial.

17 **IV. NOTICE OF INTENTION TO ENTER ORDER**

18 Respondent's violations of the provisions of chapter 19.146 RCW and chapter 208-660 WAC, as set forth
19 in the above Factual Allegations, Grounds for Entry of Order, and Authority to Impose Sanctions, constitute a basis
20 for the entry of an Order under RCW 19.146.220, RCW 19.146.221, RCW 19.146.223 and RCW 19.146.310.
21 Therefore, it is the Director's intention to ORDER that:

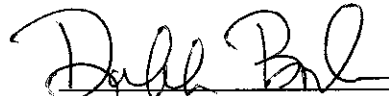
22 **4.1** Respondent Sally Ruth Leisure's application for a loan originator license be denied.

23 **V. AUTHORITY AND PROCEDURE**

24 This Statement of Charges and Notice of Intention to Enter an Order to Deny License Application
25 (Statement of Charges) is entered pursuant to the provisions of RCW 19.146.220, RCW 19.146.221, RCW

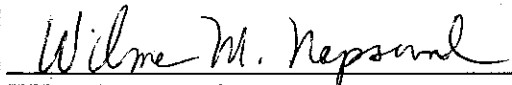
1 19.146.223 and RCW 19.146.230, and is subject to the provisions of chapter 34.05 RCW (The Administrative
2 Procedure Act). Respondent may make a written request for a hearing as set forth in the NOTICE OF
3 OPPORTUNITY TO DEFEND AND OPPORTUNITY FOR HEARING accompanying this Statement of
4 Charges.

5 Dated this 3rd day of March^{DB}, 2008.
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8 DEBORAH BORTNER
9 Director
10 Division of Consumer Services
11 Department of Financial Institutions

12 Presented by:

13 
14 WILMA M. NEPSUND
15 Financial Examiner



16 Approved by:

17 
18 FATIMA BATIE
19 Financial Legal Examiner Supervisor
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