

**Mortgage Industry
Enforcement Unit Report
January 1, 2014 – October 27, 2014**

Complaints	MBPA 2014	CLA 2014	All Industries 2014
Received	124	288	810
Closed	119	318	918
Open as of 10/27/2014 (all industries)	n/a		134

Investigations

Investigations – Open (MBPA only)	52
Investigations – Open (CLA only)	30
Investigations – Closed in 2014 (all industries)	125

Enforcement Actions to date 2014	
CCSA	16
CLA	32
EARA	15
UMSA	10
MBPA	77

Enforcement Actions 2014 – Mortgage Broker Practices Act

Statements of Charges	24
Temporary Order to Cease and Desist	3
Criminal Referrals	0
Final Orders	25
Civil Actions: (injunction, enforce subpoena)	0
Consent Orders	25
Consent Orders pertaining to Loan Modification services	17

Enforcement Actions 2014 – Consumer Loan Act

Statements of Charges	11
Consent Orders (none applying to Loan Modification cases)	17
Temporary Order to Cease and Desist	4
Criminal Referrals	0
Final Orders	4
Civil Actions: (injunction, enforce subpoena)	0

Notable Recent Violations

- **Unlicensed activity**
 - ❖ **Unlicensed lending (RCW 31.04.035)**
 - ❖ **Use of unlicensed loan originators (RCW 31.04.221 and RCW 19.146.200)**
 - ❖ **Loan modification services (RCW 19.146.010(11), definition of “loan originator”, and RCW 19.146.200)**
- **Deceptive advertising RCW 19.146.0201, WAC 208-660-440, RCW 31.04.027 and WAC 208-620-630)**
- **Altering signatures and dates on loan documents (RCW 19.146.0201 and RCW 31.04.027)**
- **Failure to use prudent underwriting standards (WAC 208-620-506 and WAC 208-620-507)**
- **Servicing small consumer loans at an illegal rate of interest and servicing small loans made by an unlicensed entity (RCW 31.04.027(13) and RCW 31.04.175)**