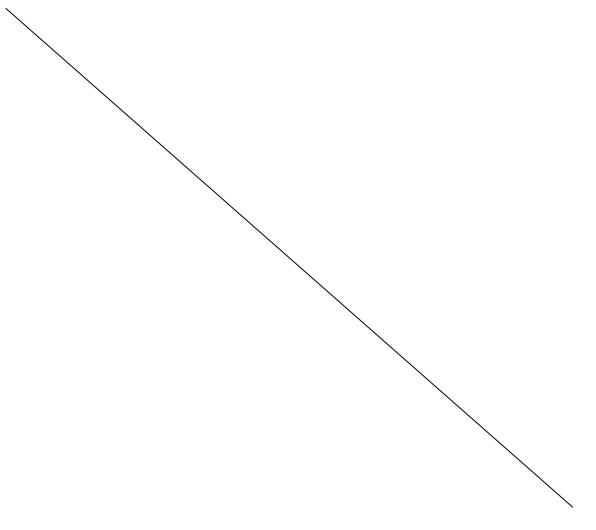
1	State of New Hampshire Banking Department
2	In re the Matter of:) Case No.: 07-054
3	State of New Hampshire Banking) Order to Show Cause
4	Department,) Consent Order
5	Petitioner,)
6	and)
7	Team Mortgage LLC, Joseph Davey,
8	Karen Dion)
9	Respondent
10	
11	CONSENT ORDER
12 13 14 15 16 17 18 19 20	 The New Hampshire Banking Department (hereinafter referred to as "the Department") and Respondent Karen Dion (hereinafter Respondent), do hereby enter this Agreement and stipulate to the following: The Respondent is the former branch manager of Respondent Team Mortgage LLC which is licensed to conduct mortgage brokering activity by the Department pursuant to RSA 397-A:3. The Department instituted the above action and alleges the Respondent committed numerous violations of RSA 397-A The Respondent does not admit liability for the acts alleged but wishes to avoid further formal process.
21	II. For purposes of amicably resolving and closing the above-referenced
22	matters the Respondent agrees to the following terms and conditions and the Department accepts the same:
24	1. The Respondent agrees that it has voluntarily entered into this Agreement without reliance upon any discussions between the
25	Department and Respondent, without promise of a benefit of any kind
	(other than concessions contained in this Agreement), and without

threats, force, intimidation, or coercion of any kind. The Respondent further acknowledges its understanding of the nature of the offenses stated above, including the penalties provided by law.

- 2. The Respondent agrees to waive any and all rights to a hearing and appeal thereof.
- 3. The Respondent agrees that it will not deny the factual basis for this Agreement to which it has stipulated above and will not give conflicting statements about such facts or its involvement in the stipulated facts.
- 4. The Respondent agrees that all terms of this Agreement are contractual and none is a mere recital.
- 5. The Respondent will immediately cease acting in the mortgage industry in New Hampshire in any capacity. The Respondent will further not originate mortgage loans, process loans, supervise the processing of loans, participate in the underwriting process for mortgage loans, hold licensure or registration as a mortgage broker, banker originator, or mortgage servicer or in any other way be active in the mortgage industry for the next ten years.
- 6. The Respondent will pay a fine for violation of RSA 399-A:17 in the amount of \$10,000.00 payable in equal monthly installments of \$250 commencing within sixty days of the execution of this agreement.
- 7. The Respondent agrees to provide certain emails now in her possession to the Department immediately.
- 8. The Respondent agrees to testify at any hearing held by the Banking Department notwithstanding any privileges that may exist.
- 9. The Respondent agrees to pay a fine in the amount of \$100,000.00 payable on demand. The Department agrees to waive this fine upon completion of all other terms of this agreement.
- 10. The Respondent acknowledges that failure to make payment as agreed above, other failures to comply with this agreement or further violations of law will result in the imposition of the above suspended fine, additional administrative fines, and possible referral for further action.
- 11. Each person who signs this Consent Order in a representative capacity warrants that his or her execution of this Consent Order is duly authorized, executed, and delivered by and for the entity for which he signs.

This Agreement represents the complete and final resolution of, and discharge of any basis for any civil or administrative proceeding by the Department against the Respondent for violations arising as a result of or in connection with any actions or omissions by the Respondent through the date of this Order as it applies to the allegation of the above captioned cause; provided, however, this release does not apply to facts not known by the Department or not otherwise provided by the Respondent to the Department as of the date of this Order. This agreement does not preclude any consumer from filing a claim pursuant to RSA 383:10-d. The Department expressly reserves its right to pursue any administrative or civil action or remedy available to it should the Respondent breach this Agreement or in the future violate the Act or rules and orders promulgated thereunder.

WHEREFORE, based on the foregoing, we have set our hands to this Agreement, with it taking effect upon the signature of Peter C. Hildreth, Bank Commissioner.



1	Recommended this <u>4th</u> day of <u>May</u> , 2007 by
2	/s/
3	James Shepard, Staff Attorney, Banking Department
4	
5	Executed this 4th day of May, 2007.
6	/s/
7	Karen Dion
8	Raren Dion
9	STATE OF
LO	COUNTY OF
11	
12	The foregoing instrument was acknowledged before me this 4th day of
13	May, 2007, by Karen Dion of the above-named entity, on behalf of the
L4	organization.
15	[ed: signature was properly notarized]
L6	Notary Public / Justice of the Peace
L7	My Commission Expires:
18	
19	FINDING THE ABOVE CONSENT ORDER AND THE AGREEMENTS CONTAINED THEREIN TO BE IN
20	THE PUBLIC INTEREST IT IS;
21	SO ORDERED
22	this 4th day of May, 2007.
23	
24	/s/
25	Peter C. Hildreth, Bank Commissioner