

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 I. The New Hampshire Banking Department (hereinafter referred to as "the
13 Department") and Respondent Karen Dion (hereinafter Respondent), do
14 hereby enter this Agreement and stipulate to the following:

- 15 1. The Respondent is the former branch manager of Respondent Team
16 Mortgage LLC which is licensed to conduct mortgage brokering
17 activity by the Department pursuant to RSA 397-A:3.
- 18 2. The Department instituted the above action and alleges the
19 Respondent committed numerous violations of RSA 397-A
- 20 3. The Respondent does not admit liability for the acts alleged but
21 wishes to avoid further formal process.

22 II. For purposes of amicably resolving and closing the above-referenced
23 matters the Respondent agrees to the following terms and conditions and the
24 Department accepts the same:

- 25 1. The Respondent agrees that it has voluntarily entered into this
Agreement without reliance upon any discussions between the
Department and Respondent, without promise of a benefit of any kind
(other than concessions contained in this Agreement), and without

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

4 2. The Respondent agrees to waive any and all rights to a hearing and
5 appeal thereof.

6 3. The Respondent agrees that it will not deny the factual basis for
7 this Agreement to which it has stipulated above and will not give
8 conflicting statements about such facts or its involvement in the
9 stipulated facts.

10 4. The Respondent agrees that all terms of this Agreement are
11 contractual and none is a mere recital.

12 5. The Respondent will immediately cease acting in the mortgage
13 industry in New Hampshire in any capacity. The Respondent will
14 further not originate mortgage loans, process loans, supervise the
15 processing of loans, participate in the underwriting process for
16 mortgage loans, hold licensure or registration as a mortgage broker,
17 banker originator, or mortgage servicer or in any other way be
18 active in the mortgage industry for the next ten years.

19 6. The Respondent will pay a fine for violation of RSA 399-A:17 in the
20 amount of \$10,000.00 payable in equal monthly installments of \$250
21 commencing within sixty days of the execution of this agreement.

22 7. The Respondent agrees to provide certain emails now in her
23 possession to the Department immediately.

24 8. The Respondent agrees to testify at any hearing held by the Banking
25 Department notwithstanding any privileges that may exist.

26 9. The Respondent agrees to pay a fine in the amount of \$100,000.00
27 payable on demand. The Department agrees to waive this fine upon
28 completion of all other terms of this agreement.

29 10. The Respondent acknowledges that failure to make payment as agreed
30 above, other failures to comply with this agreement or further
31 violations of law will result in the imposition of the above
32 suspended fine, additional administrative fines, and possible
33 referral for further action.

34 11. Each person who signs this Consent Order in a representative
35 capacity warrants that his or her execution of this Consent Order is
36 duly authorized, executed, and delivered by and for the entity for
37 which he signs.

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

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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 4th day of May, 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 STATE OF

9 COUNTY OF

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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
14 organization.

15 [ed: signature was properly notarized]

16 Notary Public / Justice of the Peace

17 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