

1 State of New Hampshire Banking Department

2 In re the Matter of:) Case No.: 10-399
)
 3 State of New Hampshire Banking Department,)
)
 4 Petitioner,)
)
 5 and) Consent Order
)
 6 Mortgage Master, Inc., Calm Associates)
)
 7 Trust, Leif Thomsen, Ann C. Thomsen,)
)
 8 Patricia Raymo, and Paul G. Anastos,)
)
 9 Respondents)
)

10 CONSENT ORDER

11 The State of New Hampshire Banking Department (the "Department") finds and
12 Orders as follows:

13 Respondent

- 14 1. Mortgage Master, Inc. ("Mortgage Master") ("CDA") is a corporation
 15 duly formed in the State of Massachusetts on September 2, 1988 with
 16 its principal office location in Walpole, Massachusetts. Mortgage
 17 Master registered with the New Hampshire Secretary of State on April
 18 25, 1996. In New Hampshire, Mortgage Master has been licensed as a
 19 Mortgage Banker by the Department since January 1, 1997.
- 20 2. Calm Associates Trust ("Calm Associates") is the 100% owner of
 21 Mortgage Master. Calm Associates is 50% owned by Leif Thomsen and 50%
 22 owned by Ann C. Thomsen.
- 23 3. Leif Thomsen ("L. Thomsen") is the 50% trustee of Calm Associates and
 24 therefore an indirect owner of Mortgage Master. As the Nationwide
 25 Mortgage Licensing System & Registry ("NMLS") indicates, L. Thomsen

1 was also a Mortgage Loan Originator in Rhode Island and Vermont.

2 4. Ann C. Thomsen ("A. Thomsen") is the 50% trustee of Calm Associates
3 and therefore an indirect owner of Mortgage Master.

4 5. Patricia Raymo ("P. Raymo") is the Vice President, Chief Operating
5 Officer and Control person of Mortgage Master. According to the NMLS,
6 P. Raymo is also a licensed Mortgage Loan Originator in Massachusetts
7 and a Qualified Individual Correspondent Residential Mortgage Lender
8 in New Jersey. P. Raymo also has expired mortgage loan originator
9 licenses in the District of Columbia (D.C.) and Rhode Island.

10 6. Paul G. Anastos ("P. Anastos") is the President and Control person of
11 Mortgage Master.

12 7. The above named Respondents are hereby collectively known as
13 "Respondents".

14 **Jurisdiction**

15 8. The Department is authorized to regulate mortgage brokers pursuant to
16 RSA Chapter 397-A. RSA 397-A:2.

17 9. The Department is authorized to regulate mortgage loan originators
18 pursuant to RSA Chapter 397-A. RSA 397-A:2.

19 10. The Commissioner has jurisdiction to issue orders to show cause and
20 to cease and desist from violations under RSA Chapter 397-A and to
21 revoke, deny, or suspend a license of a licensee and/or assess
22 penalties pursuant to RSA Chapter 397-A. RSA 397-A:17, RSA 397-A:18
23 and RSA 397-A:21.

24 **Facts**

25 11. In 2008, Respondents had four (4) branch office locations in New

1 Hampshire but failed to obtain branch licenses from the Department
2 before conducting mortgage banker activity for New Hampshire consumers
3 from those branches.

4 12. On October 23, 2008, the Department examined Respondents and
5 discovered at least twenty-eight (28) mortgage loans were originated
6 at the 4 unlicensed New Hampshire branch offices.

7 13. On November 18, 2008, the Department issued the 4 branch office
8 licenses.

9 14. On May 10, 2010, the Department conducted the next scheduled
10 examination and discovered that from April 1, 2009 to May 9, 2010,
11 Respondents originated or allowed eighty (80) loans to be originated
12 by eighteen (18) unlicensed New Hampshire Mortgage Loan Originators
13 and one (1) unsponsored New Hampshire Mortgage Loan Originator.

14 15. Between April 1, 2009 and May 9, 2010, Respondents failed to supervise
15 its staff and prevent them from conducting mortgage loan originator
16 activity for New Hampshire consumers without valid New Hampshire
17 Mortgage Loan Originator licenses issued by the Department. The Fees
18 and Commissions charged and collected totaled \$125,771.03, which
19 Respondents have refunded to the 80 New Hampshire consumers.

20 **Violation(s) of Law and Penalties**

21 16. Respondents are "Persons" as defined by RSA 397-A:1, XVIII.

22 17. Respondents may be assessed an administrative fine not to exceed
23 \$2,500.00 for each violation of RSA Chapter 397-A. RSA 397-A:21, IV and
24 V.

1 Respondents' New Hampshire Mortgage Loan Originators were
2 licensed by the Department prior to mortgage loan origination
3 activity involving New Hampshire consumers, payable
4 contemporaneously with Respondents' signing of this Consent
5 Order; and

6 c. All checks shall be bank check or guaranteed funds and made
7 payable to "State of New Hampshire".

8 22. This Consent Order may be revoked and the Department may pursue any
9 and all remedies available under law, if the Department later finds
10 that Respondents knowingly or willfully withheld information used and
11 relied upon in this Consent Order.

12 23. This Consent Order is binding on all heirs, assigns, and/or successors
13 in interest.

14 24. This Consent Order shall become effective upon the date the
15 Commissioner signs this Consent Order, providing the Department has
16 confirmed the payment referenced in Paragraphs 21.a. and 21.b. herein.

17 25. Once this Consent Order is effective, the Department agrees not to
18 seek further reimbursement, refunds, penalties, fines, costs, or fees
19 regarding the facts, allegations, or findings of violations contained
20 herein.

21 **WHEREFORE**, based on the foregoing, we have set our hands to this Consent
22 Order, upon its execution by Ronald A. Wilbur, Bank Commissioner.

23
24 Recommended this 1st day of December, 2011 by

25 _____
/s/

Maryam Torben Desfosses, Hearings Examiner, Banking Department

1 Executed this 13th day of December, 2011 by

2 _____
/s/

3 Leif Thomsen, on his own behalf and on behalf of Calm Associates Trust and
4 Mortgage Master, Inc.

5
6 Executed this 13th day of December, 2011 by

7 _____
/s/

8 Ann C. Thomsen, on her own behalf and on behalf of Calm Associates Trust and
9 Mortgage Master, Inc.

10

11 Executed this 13th day of December, 2011 by

12 _____
/s/

13 Patricia Raymo, on her own behalf and on behalf of Mortgage Master, Inc.

14

15 Executed this 13th day of December, 2011 by

16 _____
/s/

17 Paul G. Anastos, on his own behalf and on behalf of Mortgage Master, Inc.

18

19

20 **SO ORDERED.**

21

22 _____
/s/
23 Ronald A. Wilbur,
Bank Commissioner

Dated: 12/16/11

24

25