ARIZONA DEPARTMENT OF FINANCIAL INSTITUTIONS

Felecia A. Rotellini
Superintendent of Financial Institutions

Janet Napolitano
Governor

CERTIFIED MAIL

October 27, 2008

Patricia J. Schwartz, Owner
Patricia J. Schwartz dba Lifeline Mortgage Consultants
800 W. Queen Creek Rd. Apt. # 1017
Chandler, AZ 85248

Reference: Docket # 09F-BD018-BNK
Patricia J. Schwartz dba Lifeline Mortgage Consultants

Dear Ms. Schwartz:

Please find the enclosed executed **Consent Order**. This order is final. You may contact Kelly LaPrade, Assistant Attorney General (602) 542-7726, with any questions.

Very truly yours,

Robert D. Charlton
Assistant Superintendent

RDC:sll

Enclosure

cc: Kelly LaPrade, Assistant Attorney General

2910 North 44th Street • Suite 310 • Phoenix, Arizona 85018
Telephone: (602) 255-4421 • Facsimile: (602) 381-1225

ARIZONA DEPARTMENT OF FINANCIAL INSTITUTIONS

In the Matter of the Mortgage Broker License of:	No. 09R-BD018-BNK
PATRICIA J. SCHWARTZ DBA LIFELINE MORTGAGE CONSULTANTS 2460 W. Ray Road, Suite 1 Chandler, AZ 85224 Respondent.	**CONSENT ORDER**

On September 10, 2008, the Arizona Department of Financial Institutions ("Department") issued an Order of Summary Suspension and Notice of Hearing to Revoke, alleging that Patricia J. Schwartz dba Lifeline Mortgage Consultants ("Respondent") had violated Arizona law. Wishing to resolve this matter in lieu of an administrative hearing, Respondent admits to the following Findings of Fact and Conclusions of Law, and consents to the entry of the following Order.

FINDINGS OF FACT

1. Respondent is an Arizona Sole Proprietorship authorized to transact business in Arizona as a mortgage broker, license number MB 0904278, within the meaning of A.R.S. §§ 6-901, *et seq.* The nature of Respondent's business is that of making, negotiating, or offering to make or negotiate loans secured by Arizona real property, within the meaning of A.R.S. § 6-901(6).
2. Patricia J. Schwartz is the owner of Respondent. Respondent is authorized to transact business in Arizona as a mortgage broker within the meaning of A.R.S. § 6-903(E).
3. Before conducting business as a mortgage broker, Respondent is required to have a surety bond, deposited with the Superintendent, pursuant to A.R.S. § 6-903(G), in the required amount, pursuant to A.R.S. § 6-903(H).

4. On April 14, 2008, the Department received a Notice of Cancellation from American Contractors Indemnity Company, stating that Respondent's surety bond, number 8602557, in the amount of fifteen thousand dollars ($15,000.00), is cancelled, effective May 11, 2008.
5. On April 16, 2008, the Department sent a letter via certified mail to Patricia J. Schwartz, informing her of the bond cancellation.
6. Respondent failed to provide documentation regarding the reinstatement of her bond or documentation of a new surety bond.
7. Respondent does not have the required surety bond in order to conduct business as a mortgage broker.
8. The conduct described above constitutes an immediate threat to the public health, safety, and welfare, warranting immediate suspension of Respondent's mortgage broker license because Respondent is able to conduct business in Arizona as a licensed mortgage broker and she does not have the required surety bond.

CONCLUSIONS OF LAW

1. Pursuant to A.R.S. Title 6, Chapter 9, the Superintendent has the authority and duty to regulate all persons engaged in the mortgage broker business and with the enforcement of statutes, rules, and regulations relating to mortgage brokers.
2. By the conduct set forth above in the Complaint, Respondent violated A.R.S. § 6-903(G) by failing to maintain the required surety bond.
3. Respondent has not conducted business in accordance with the law and violated Title 6, Chapter 9 and the rules relating to this chapter, which are grounds for the suspension or revocation of Respondent's license pursuant to A.R.S. § 6-905(A)(3).
4. The violations, set forth above, constitute grounds for the pursuit of any other remedy necessary or proper for the enforcement of statutes and rules regulating mortgage brokers in Arizona pursuant to A.R.S. §§ 6-123 and 6-131.

5. Pursuant to A.R.S. § 6-132, Respondent's violations of the aforementioned statutes are grounds for a civil penalty of not more than five thousand dollars ($5,000.00) for each violation for each day.

ORDER

1. Mortgage Broker License, No. MB 0904278, issued in the name of Patricia J. Schwartz dba Lifeline Mortgage Consultants, is hereby immediately revoked and shall immediately be surrendered to the Department upon execution of this Consent Order.
2. The provisions of this Order shall be binding upon Patricia J. Schwartz dba Lifeline Mortgage Consultants, and their employees, agents, and other persons participating in the conduct of the affairs of Patricia J. Schwartz dba Lifeline Mortgage Consultants.

SO ORDERED this 27 day of October, 2008.

By: Robert D. Charlton

Felecia Rotellini, Superintendent of Financial Instititutions
By Robert D. Charlton, Assistant Superintendent of Financial Institutions

CONSENT TO ENTRY OF ORDER

1. Patricia J. Schwartz acknowledges that she has been served with a copy of the foregoing Findings of Fact, Conclusions of Law, and Order in the above-referenced matter, has read the same, is aware of its right to an administrative hearing in this matter, and has waived the same.
2. Patricia J. Schwartz admits the jurisdiction of the Superintendent and consent to the entry of the foregoing Findings of Fact, Conclusions of Law, and Order.
3. Patricia J. Schwartz states that no promise of any kind or nature has been made to induce her to consent to the entry of this Order, and that she has done so voluntarily.
4. Patricia J. Schwartz agrees to cease from engaging in the violative conduct set forth above in the Findings of Fact and Conclusions of Law.

5. Patricia J. Schwartz acknowledges that the acceptance of this Agreement by the Superintendent is solely to settle this matter and does not preclude this Department, any other agency or officer of this state or subdivision thereof from instituting other proceedings as may be appropriate now or in the future.

6. Patricia J. Schwartz, on behalf of Patricia J. Schwartz dba Lifeline Mortgage Consultants and herself represents that he is the owner, and that, as such, has been authorized by Patricia J. Schwartz dba Lifeline Mortgage Consultants to consent to the entry of this Order on its behalf.

7. Patricia J. Schwartz dba Lifeline Mortgage Consultants waives all rights to seek judicial review or otherwise to challenge or contest the validity of this Order.

DATED this 26 day of OCTOBER, 2008.

By PJ Schwartz
Patricia J. Schwartz
Patricia J. Schwartz dba Lifeline Mortgage Consultants and Individually

ORIGINAL of the foregoing filed this 27th day of October, 2008, in the office of:

Felecia Rotellini
Superintendent of Financial Institutions
Arizona Department of Financial Institutions
ATTN: Susan Longo
2310 N. 44th Street, Suite 310
Phoenix, Arizona 85018

COPY mailed/delivered same date to:

Robert D. Charlton, Assistant Superintendent
Richard Fergus, Division Manager Licensing
Arizona Department of Financial Institutions
2910 N. 44th Street, Suite 310
Phoenix, Arizona 85018

Susan Longo

AND COPY MAILED SAME DATE, by Certified Mail, Return Receipt Requested to:

Patricia J. Schwartz dba Lifeline Mortgage Consultants
ATTN: Patricia J. Schwartz, Owner
800 W. Queen Creek Rd.
Apt. # 1017
Chandler, AZ 85248

By: Susan Longo

Doc # 319351