

**STATE OF ILLINOIS**  
**DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION**  
**DIVISION OF BANKING**

**IN THE MATTER OF:** )  
 )  
**UNIVERSAL MORTGAGE SERVICES, LLC,** ) No. 2010-MBR-32-b  
Javier Mendoza, Patricia Vargas, & Julian Mendoza )  
1650 Ravine Lane )  
Carpentersville, IL 60110 )

**CONSENT ORDER**

The Illinois Department of Financial and Professional Regulation, Division of Banking (“Department”) and Universal Mortgage Services, LLC (“Universal Mortgage;” Illinois Residential Mortgage License No. 6759670), Javier Mendoza (Illinois Mortgage Loan Originator License No. 031.0000420), Patricia Vargas (“Vargas;” Illinois Loan Originator Registration No. 031.0010693) and Julian Mendoza hereby enter into this Consent Order (“Consent Order”) and stipulate and agree to the provisions hereinafter pursuant to the Residential Mortgage License Act of 1987 (“Act”) [205 ILCS 635] and the rules promulgated thereafter (“Rules”) [38 Ill. Adm. Code 1050].

**STIPULATIONS AND ADMISSIONS**

The respondent Department and petitioners Universal Mortgage, Javier Mendoza, Vargas and Julian Mendoza (“Petitioners”) stipulate that the Department conducted a review and investigation resulting in issuance of Orders No. 2010-MBR-32, 2010-LO-23, 2010-LO-24, 2010-LO-CD-06 (“Orders”). Petitioners filed a timely request for hearing of the Orders and administrative proceedings commenced between the Department and Petitioners. The Department and Petitioners now desire to resolve this matter through this Consent Order. The Department and Petitioners stipulate to the findings against Vargas in the Vargas Order 2010-LO-24 and that Universal Mortgage provided inadequate supervision and disclosures in regards to the cited Illinois residential mortgage loan transaction.

## TERMS AND CONDITIONS

WHEREFORE, the Department and Petitioners agree as follows:

- I. Petitioners agree to withdraw their hearing requests on the Orders and agree to pay the Department a reduced fine and comply with revised discipline and provisions of the Act and Rules as hereinafter and to correct their practices as cited in the Orders. Department assesses and Petitioners agree as follows: Universal Mortgage shall pay the Department a total of ten thousand dollars (\$10,000), Javier Mendoza shall pay the Department five thousand dollars (\$5,000) and his mortgage loan originator license is placed on disciplinary probation for thirty (30) days or until all payments are received by the Department, and Julian Mendoza shall pay the Department one thousand dollars (\$1,000) and agrees to cease and desist from conducting any loan originator activities and is subject to further discipline for failure to comply. Vargas shall pay the Department one thousand dollars (\$1,000) and the revocation of her loan originator registration remains in effect. Said fines are due and payable to the Department on or before July 29, 2011 in certified funds. Terms of Probation shall take effect commencing with the effective date of this Consent Order. The Department shall post the Consent Order on the Department's website and provide notices linking the Orders to the Consent Order such that the public is advised of the final disposition of the Orders.
- II. That Universal Mortgage and Javier Mendoza shall, within 24 hours of execution of this Consent Agreement, promptly update his response to the regulatory disclosure question on his MU2 or MU4 Form, as applicable, on the NMLS to reflect the existence of this Consent Order;
- III. The Department agrees to rescind all original fines and the revocation against Javier Mendoza's license assessed in the Orders upon the Petitioners complying with this Consent Order including Sections I and II above. In the event that Petitioners do not

comply with this Consent Order including Sections I and II above, then the Orders shall stand including the original fines and disciplines.

- IV. Petitioners agree to not file any petition for hearing and administrative review, or judicial review, of this Consent Order. Petitioners acknowledge that they have been represented by legal counsel in negotiating this Consent Order, and that they willingly enter into this Consent Order after full review, evaluation, and consideration and with full knowledge of their rights under the Act, and Illinois Administrative Procedure Act.
- V. The Department enters into the Consent Order for the purpose of imposing measures that are fair and equitable in the circumstances and that are consistent with the best interests of the people of the State of Illinois.
- VI. The Consent Order shall become effective upon all the parties hereinafter designated signing and dating the Consent Order and on the date that the last of those designated for the Department sign and date the Consent Order.

The foregoing Consent Order is approved in full.

\_\_\_\_\_ date: \_\_\_\_\_  
Javier Mendoza, on behalf of Universal Mortgage Services, LLC, and individually

\_\_\_\_\_ date: \_\_\_\_\_  
Patricia Vargas

\_\_\_\_\_ date: \_\_\_\_\_  
Julian Mendoza

ILLINOIS DEPARTMENT OF FINANCIAL AND PROFESSIONAL REGULATION  
BRENT E. ADAMS, SECRETARY  
DIVISION OF BANKING

\_\_\_\_\_ date: **JUNE 29, 2010**  
MANUEL FLORES, DIRECTOR