

1 MARY ANN SMITH  
Deputy Commissioner  
2 SEAN M. ROONEY  
Assistant Chief Counsel  
3 JUDY L. HARTLEY (State Bar No. 110628)  
Senior Counsel  
4 Department of Business Oversight  
320 West 4<sup>th</sup> Street, Ste. 750  
5 Los Angeles, California 90013-2344  
Telephone: (213) 576-7604  
6 Facsimile: (213) 576-7181

7 Attorneys for Complainant

8 BEFORE THE DEPARTMENT OF BUSINESS OVERSIGHT  
9 OF THE STATE OF CALIFORNIA

11 In the Matter of: )  
 ) CFL LICENSE NO.: 603-C571  
12 THE COMMISSIONER OF BUSINESS )  
OVERSIGHT, )  
13 ) SECOND AMENDMENT TO SETTLEMENT  
14 Complainant, ) AGREEMENT  
 )  
15 v. )  
 )  
16 ST. FIN CORP., )  
 )  
17 Respondent. )  
18 )  
19 )

20 The Amended Settlement Agreement entered into between the Commissioner of Business  
21 Oversight (Commissioner) and Respondent St. Fin Corp. (SFC) on March 9, 2020 is hereby  
22 amended as follows:

23 **I**

24 **Amendment**

25 A. Quarterly Audits for Recording Fees. Paragraph 9 of the Consent Order is amended  
26 to read as follows: SFC additionally agrees to conduct quarterly audits, by and through a third-party  
27 compliance company, of recording fee charges for all California loans originated by SFC between  
28 January 1, 2020 through December 31, 2020. Each quarterly audit must cover all California loans

1 originated during that quarter. SFC, by and through its third-party compliance company, will submit  
2 to the Department the results of each quarterly audit (recording fee quarterly audit report) within 45  
3 days of the completion of each quarter. The recording fee quarterly audit reports shall include at a  
4 minimum, the total number of loans made during this period, the number of loans with recording fee  
5 overcharges, and for each loan, the report shall list the borrower loan number, name, address, loan  
6 amount, loan date, interest rate, date of disbursement, date of document recordation, recording fee  
7 charged, actual recording fee, overcharge amount (if applicable), date of refund (if applicable), and  
8 proof of refund (if applicable). The first recording fee quarterly audit report shall be due on May 15,  
9 2020 for the period of January 1, 2020 through March 31, 2020. The second recording fee quarterly  
10 audit report shall be due on August 15, 2020 for the period of April 1, 2020 through June 30, 2020.  
11 The third recording fee quarterly audit report shall be due on November 15, 2020 for the period of  
12 July 1, 2020 through September 30, 2020. The fourth and final recording fee quarterly audit report  
13 shall be due on February 15, 2021 for the period of October 1, 2020 through December 31, 2020.  
14 SFC further agrees that it shall pay an administrative penalty to the Commissioner, upon submission  
15 of the recording fee quarterly audit report(s), equal to \$200.00 for each recording fee overcharge  
16 discovered during the recording fee quarterly audit(s) unless St. Fin or the applicable title company  
17 or settlement agent issued the borrower a refund equal to or exceeding the amount of the overcharge  
18 within 90 days of the date of recordation of the applicable document.

19 B. Other Provisions Remain. All other provisions of the Consent Order remain in full  
20 force and effect.

21 C. Failure to Comply. SFC specifically acknowledges that Paragraph 14 of the  
22 Amended Settlement Agreement allowing the Commissioner to summarily suspend the California  
23 Financing Law license of SFC for failure to comply with the Amended Settlement Agreement  
24 applies to this Amendment.

25 D. Public Record. SFC acknowledges that this Second Amendment to Settlement  
26 Agreement is a public record.

27 E. Effective Date. This Second Amendment to Settlement Agreement shall become  
28 final and effective when signed by all parties and delivered by the Commissioner's counsel via e-

1 mail to SFC’s representative, Je Yon Jung, at jjj@veritaspointe.com.

2 F. Authority. Each signatory hereto covenants that he/she possesses all necessary  
3 capacity and authority to sign and enter into this Second Amendment to Settlement Agreement.

4 Dated: April 23, 2020

MANUEL P. ALVAREZ  
Commissioner of Business Oversight

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By \_\_\_\_\_  
MARY ANN SMITH  
Deputy Commissioner

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Dated: April 22, 2020

ST. FIN CORP.

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By \_\_\_\_\_  
TIMOTHY MATTHEWS, President

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12 APPROVED AS TO FORM:

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By \_\_\_\_\_  
JE YON JUNG, ESQ. attorney for  
ST. FIN CORP.

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Commissioner of Business Oversight

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By \_\_\_\_\_  
JUDY L. HARTLEY, ESQ.  
Senior Counsel

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