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**BEFORE THE DIRECTOR OF THE DEPARTMENT OF FINANCE
OF THE STATE OF IDAHO**

In re Mortgage Loan Originator
License Renewal Application of:

JASON EDWARD SCALESE,
NMLS ID No. 28183,

Applicant.

Docket No. 2021-16-21

**ORDER DENYING MORTGAGE LOAN
ORIGINATOR LICENSE APPLICATION AND
NOTICE OF THE OPPORTUNITY TO
REQUEST A HEARING**

The Director of the State of Idaho, Department of Finance (Director), pursuant to the Idaho Residential Mortgage Practices Act, Idaho Code § 26-31-101 et seq. (the Act), and in particular §§ 26-31-306(1)(d) and (h) and 26-31-313(1)(a) and (b) of the Act, hereby issues the following Findings of Fact, Conclusions of Law, and Order Denying Mortgage Loan Originator License Application, and Notice of the Opportunity for a Hearing (Order).

FINDINGS OF FACT

1. The Applicant, JASON EDWARD SCALESE, a resident of the state of Ohio, holds NMLS number 28183 and applied for an Idaho Mortgage Loan Originator (MLO) license by filing an

individual Form MU4 through the online Nationwide Mortgage Licensing System and Registry (NMLSR or NMLS). This application was attested to on November 13, 2020 by the Applicant and was submitted on the Applicant's behalf on the same date by Mary Ann Scheffold of Freedom Mortgage Corporation. On December 3, 2020, the Applicant re-attested the Form MU4 application after having changed the answer to question (A)(3) regarding a past foreclosure from negative to affirmative and updated his email address; this application was also submitted on the Applicant's behalf by Ms. Scheffold on December 3, 2020.

2. The application Form MU4 seeks information about an individual applicant's qualifications to be licensed as a mortgage loan originator. A section of the application is entitled "Disclosure Questions" and consists of a series of questions that inquire into an applicant's history regarding financial, criminal, civil, judicial and regulatory matters.

3. Pertinent to the Applicant's qualifications is the following question: (D): "Do you have any unsatisfied judgments or liens against you?" The applicant responded, "No."

4. Consistent with normal practice, a Department examiner conducted an assessment of the Applicant using various sources of public information to determine if the Applicant demonstrates sufficient financial responsibility, character, and general fitness in order to be licensed as a mortgage loan originator.¹

5. The examiner obtained a public record background information report through LexisNexis, which showed that the Applicant has a federal and a state tax lien entered against him. Following this, the examiner obtained a copy of a Notice of Federal Tax Lien for \$57,558.42,

¹ Conducted pursuant to Part 3 of the Act titled "The Idaho Secure and Fair Enforcement for Mortgage Licensing Act" (Idaho S.A.F.E. Mortgage Licensing Act), Idaho Code § 26-31-306.

Serial Number 380339619, dated September 9, 2019, and recorded in the Cuyahoga County, Ohio, Office of Fiscal Officer on September 27, 2019, under Instrument Number 201909279085. The Notice of Federal Tax Lien indicates that this tax was assessed for the year 2018, and the last day for refiling the lien is December 19, 2028.

6. Regarding the State of Ohio tax lien, the examiner obtained a copy of a Precipe (order), also referred to as a judgment lien, that was entered against the Applicant, in favor of The State of Ohio Department of Taxation, by the Court of Common Pleas of Cuyahoga County on September 30, 2019, Serial No. 02201902477173 in the amount of \$6,752.09, under the Tax Type: "Personal Income Tax."

7. The Department has no evidence indicating that either of the tax liens described above have been satisfied and released.

8. The Department examiner also discovered that after the Applicant submitted his application for an Idaho mortgage loan originator (MLO) license, the Montana Division of Banking and Financial Institutions issued a Denial of License on April 15, 2021 regarding the Applicant's request for an MLO license in that state.² Montana's denial resulted from the Applicant having failed to disclose a pending foreclosure action, a judgment, and the above-referenced federal and state tax liens.

9. After reviewing Montana's Denial of License, the Department examiner obtained a copy of the Judgment that was entered against the Applicant on June 202, 2015 in favor of

² The Applicant is not required to disclose this regulatory action by timely update on his Idaho Form MU4 until May 15, 2021, pursuant to question (K)(6), which asks the following: "Has any State or federal regulatory agency or foreign financial regulatory authority or self-regulatory organization (SRO) ever:" ... "denied or suspended your registration or license or application for licensure, disciplined you, or otherwise by order, prevented you from associating with a financial services-related business or restricted your activities?"

Extraordinaire, LLC, Case No. 2:15-cv-01048-RFB-CWH, in the United States District Court for the District of Nevada. The judgment awarded Extraordinaire, LLC over \$500,000 in compensatory damages; \$300,000 in punitive damages; and attorney's fees and legal costs totaling \$7,450.92.

10. The Department has no evidence indicating that the judgment described above has been satisfied and/or released.

11. The Applicant's negative response to the Form MU4 application disclosure question (D) is a material misrepresentation, and the failure to provide the details of the tax liens and the judgment described above constitutes a material omission.

12. On March 10, 2021, the Department provided the Applicant notice of an intent to deny the application within approximately one month based on the information set forth above unless the Applicant was able to provide documentation to satisfy the Department that the noted item had been resolved and that disclosure was not required. The notice alternatively provided the Applicant the opportunity to withdraw the application. The Applicant failed to provide the requisite documentation or withdraw the application by the stated deadline of April 7, 2021.

FINDINGS AND CONCLUSIONS OF LAW

13. The allegations set forth in paragraphs 1 through 12 above are fully incorporated herein by this reference.

14. Idaho Code § 26-31-304 provides that an individual shall not engage in the business of a mortgage loan originator without first obtaining, and maintaining annually, a license.

15. Idaho Code § 26-31-305(1) provides that an applicant for a mortgage loan originator license must apply through the NMLSR in a form required by the Director of the Idaho Department of Finance (Director).

16. Pursuant to Idaho Code § 26-31-306(1)(h), before an application for license can be approved, an applicant must provide all information on the application as required per Idaho Code § 26-31-305. Idaho Code § 26-31-305(10) further provides that an applicant shall make complete disclosure of all information as set forth in the application.

17. Idaho Code § 26-31-306(1)(d) provides that the Director shall not issue a mortgage loan originator license under the Act unless the Director makes a finding that an applicant has demonstrated financial responsibility, character and general fitness sufficient to command the confidence of the community and to warrant a determination that the mortgage loan originator will operate honestly, fairly, and efficiently within the purposes of the Act.

18. Pursuant to Idaho Code § 26-31-313(1)(b), the Director may deny a license if an applicant withholds information or makes a material misstatement in an application for a license.

19. The Applicant made a material misstatement of fact in his application, which is grounds to deny his application for licensure. He answered a question inaccurately and failed to disclose the state and federal tax liens and the judgment. The false answer to disclosure question (D) and failure to disclose the tax liens and judgment prohibits the Director from issuing a license to the Applicant pursuant to Idaho Code § 26-31-306(1)(h).

20. The Director finds it appropriate to deny the application because the Applicant's failure to provide complete information on the Form MU4 regarding the tax liens and judgment demonstrates that the Applicant lacks the appropriate character and fitness sufficient to command the confidence of the community and to warrant a determination that the mortgage loan originator will operate honestly, fairly, and efficiently within the purposes of the Act. Because the Director cannot make the requisite findings under Idaho Code § 26-31-306(1)(d), it

is appropriate to deny the Applicant's request for an Idaho mortgage loan originator license, pursuant to Idaho Code § 26-31-313(1).

ORDER

NOW, THEREFORE, BASED ON THE FOREGOING FINDINGS OF FACT AND CONCLUSIONS OF LAW, AND PURSUANT TO IDAHO CODE §§ 26-31-313(1)(a) and (b), IT IS HEREBY ORDERED THAT THE APPLICATION FOR A MORTGAGE LOAN ORIGINATOR LICENSE APPLICATION ATTESTED TO BY JASON EDWARD SCALESE, NMLS #28183, ON NOVEMBER 13, 2020 AND SUBMITTED ON MR. SCALESE'S BEHALF ON THE SAME DATE BY MARY ANN SCHEFFOLD OF FREEDOM MORTGAGE CORPORATION, AND RE-ATTESTED AND RESUBMITTED ON DECEMBER 3, 2020, IS DENIED.

NOTICE OF THE OPPORTUNITY TO REQUEST A HEARING

21. The Applicant is HEREBY NOTIFIED that the foregoing ORDER DENYING MORTGAGE LOAN ORIGINATOR LICENSE APPLICATION is a final order of the Director denying the license application, subject to the Applicant's right to timely file a request for a hearing on the question of his qualifications for a mortgage loan originator license under the Act, pursuant to Idaho Code § 26-31-305(6)(a). Such request for a hearing must be in writing and submitted to the Department within fifteen (15) days after the service of this Order. A copy of the request for hearing shall be served on the following:

Erin Van Engelen
Consumer Finance Bureau Chief
Idaho Department of Finance
P.O. Box 83720
Boise, Idaho 83720-0031

A copy of the request for contested case and hearing shall also be served on the Department's counsel in this matter:

Thomas A. Donovan
Deputy Attorney General
Idaho Department of Finance
P.O. Box 83720
Boise, Idaho 83720-0031

Alternatively, the Applicant may email the request for hearing to: CFLegal@finance.idaho.gov.

22. If the Applicant timely requests a hearing, the Director of the Department, or a Hearing Officer acting on the Director's behalf, will notify the Applicant of the date, time and place of the hearing, as well as the name and contact information of the presiding officer.

23. Any hearing and subsequent proceedings in this matter will be conducted in accordance with the Idaho Administrative Procedure Act, Idaho Code § 67-5201 *et seq.* and the Idaho Rules of Administrative Procedure (IDAPA 04.11.01).

24. Pursuant to Idaho Code § 26-31-305(6), if a hearing is held, the Applicant shall reimburse, pro rata, the Director for her reasonable and necessary expenses incurred as a result of the hearing.

IT IS SO ORDERED.

DATED this 29th day of April 2021.

STATE OF IDAHO
DEPARTMENT OF FINANCE




PATRICIA R. PERKINS, Director

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 30th day of April 2021, I caused a true and correct fully-executed copy of the foregoing ORDER DENYING MORTGAGE LOAN ORIGINATOR LICENSE APPLICATION AND NOTICE OF THE OPPORTUNITY FOR A HEARING to be served on the following by the designated means:

Jason Edward Scalese
5648 Decker Rd
North Olmsted, OH 44070

- U.S. mail, postage prepaid
- certified mail
- facsimile _____
- email: Jason.scalese@freedommortgage.com

Paralegal