COMMONWEALTH OF KENTUCKY
PUBLIC PROTECTION CABINET
DEPARTMENT OF FINANCIAL INSTITUTIONS
AGENCY CASE NO. 2008-AH-227

IN THE MATTER OF:
TAYLOR BEAN & WHITAKER MORTGAGE CORP.

AGREED ORDER

BACKGROUND AND FACTUAL FINDINGS

1. Taylor Bean & Whitaker Mortgage Corporation is licensed with the Department of Financial Institutions ("DFI") as a mortgage loan company with its principal office located at 315 N.E. 14th Street, Ocala, Florida 34470

2. On January 7, 2008, an examination was conducted into the condition, workings and affairs of this location in order to determine whether: (1) it was in compliance with applicable laws and regulations; (2) its practices and policies had an adverse impact on prospective borrowers; and (3) it was being operated efficiently, fairly, and in the public interest.

3. In the course of that examination it was discovered that Taylor Bean & Whitaker Mortgage Corporation violated Chapter 286.8 of the Kentucky Revised Statutes by funding numerous loans over a one year period that were brokered by unlicensed mortgage loan brokers and originated by unregistered loan officers.

AGREEMENT AND ORDER

The Department of Financial Institutions and Taylor Bean & Whitaker Mortgage Corporation, in the interest of economically and efficiently resolving the violations raised in the foregoing Background and Factual Findings, agree as follows:

1. Taylor Bean & Whitaker Mortgage Corporation agrees to pay a fine (on or before the date of execution of this Agreed Order) in the amount of seventy-

five thousand ($75,000) dollars for the violations set forth above, which shall be in the form of a certified check or money order made payable to "Kentucky State Treasurer" and mailed to the Department of Financial Institutions, Attn: Jessica Sharpe, 1025 Capital Center Drive, Suite 200, Frankfort, Kentucky 40601.

2. Taylor Bean & Whitaker Mortgage Corporation shall make and tender (on or before the date of execution of this Agreed Order) a voluntary monetary contribution to State Regulatory Registry, LLC, in the amount of seventy-five thousand dollars ($75,000) to support the Nationwide Mortgage Licensing System, jointly sponsored by the Conference of State Bank Supervisors and the American Association of Residential Mortgage Regulators, with said contribution being mailed or hand-delivered to Bill Matthews, Nationwide Mortgage Licensing System, 1155 Connecticut Ave. NW, Fifth Floor, Washington, D.C. 20036-4306, with a copy of the contribution check being mailed or hand-delivered on or before the date of execution of this Settlement Agreement to the Department of Financial Institutions, Attn: Jessica Sharpe, 1025 Capital Center Drive, Suite 200, Frankfort, Kentucky 40601.

3. In regard to this matter, Taylor Bean & Whitaker Mortgage Corporation waives its right to demand a hearing, at which Taylor Bean & Whitaker Mortgage Corporation would be entitled to legal representation, to confront and cross examine witnesses for the Department of Financial Institutions, and to present evidence on its own behalf, or to appeal or otherwise set aside this Agreed Order. Further, Taylor Bean & Whitaker Mortgage Corporation consents to and acknowledges the jurisdiction of the Department of Financial

Institutions over this matter and that this Agreement is a matter of public record and may be disseminated as such.

4. This Agreed Order shall constitute the Final Order in this matter.

IT IS SO ORDERED on this the 8th day of August, 2008.

Commissioner
Department of Financial Institutions

Consented to:

This 8th day of August, 2008.

David Coyle, Director
Division of Financial Institutions
Department of Financial Institutions

This 6TH day of Aug, 2008.

Lee B. Farkas, Chairman
Taylor Bean and Whitaker
Mortgage Corporation

STATEMENT OF AUTHORIZATION

I, **Lee B. Farkas**, state on behalf of Taylor Bean & Whitaker Mortgage Corporation, that I have read the foregoing Agreed Order; that I know and fully understand its contents; that I am an officer authorized to enter into and execute this Agreed Order on behalf of Taylor Bean & Whitaker Mortgage Corporation, Taylor Bean & Whitaker Mortgage Corporation, agrees freely and without threat of coercion of any kind to comply with the terms and conditions stated herein; and that Taylor Bean & Whitaker Mortgage Corporation, voluntarily agrees to enter into this Agreed Order, expressly waiving any right to a hearing on the matters described herein.

By: _____
Lee B. Farkas, Chairman
Taylor Bean & Whitaker Mortgage Corporation

STATE OF FLORIDA)
)
COUNTY OF MARION)

On this the 6th day of Aug, 2008, before me Victoria A Hanegan the undersigned officer, **Lee B. Farkas**, did personally appear and acknowledge himself to be an officer of Taylor Bean & Whitaker Mortgage Corporation, and that he, being authorized to do so, entered into and executed the foregoing instrument for the purposes therein contained.

In witness whereof I hereunto set my hand.

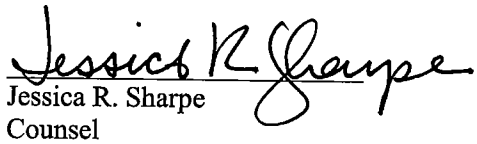
Victoria A Hanegan
Notary Public
Date Commission Expires:

VICTORIA A. HANEGAN
Notary Public - State of Florida
My Commission Expires Apr 18, 2009
Commission # DD 399853
Bonded by National Notary Assn.

Certificate of Service

I, Jessica R. Sharpe, hereby certify that a copy of the foregoing **Agreed Order** was sent on this the 11th day of August, 2008 by certified mail, return receipt requested, to the following:

Vickie Hanegan
AVP Compliance/Licensing
Taylor Bean and Whitaker Mortgage Corp.
315 N.E. 14th Street
Ocala, Florida 34470



Jessica R. Sharpe
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